

# Regional Planning Commission Transmittal Checklist

Hearing Date  
February 19, 2014  
Agenda Item No.

8

**Project Number:** R2010-01797-(3)  
**Case(s):** Conditional Use Permit No. 201000169  
Environmental Assessment No. 201000139  
**Planner:** Travis Seawards

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☐ Old Conditions
- ☒ Photographs
- ☐ Aerial Image(s)
- ☐ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ GIS Layers Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

**Reviewed By:** 



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2010-01797-(3)

**HEARING DATE**

February 19, 2014

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201000169  
Environmental Assessment No. 201000139

## PROJECT SUMMARY

**OWNER / APPLICANT**

Paula Login (April's Trust)

**MAP/EXHIBIT DATE**

August 2, 2013

**PROJECT OVERVIEW**

The applicant is requesting a Conditional Use Permit (CUP) to authorize the construction of a 2,793-square-foot single-family residence and a 420-square-foot attached garage located at 791 Latigo Canyon Road in the unincorporated Santa Monica Mountains North area. The undeveloped subject property is zoned A-1-5 (Light Agricultural – 5 Acre Minimum Area Required) Zone and is designated an Antiquated Subdivision Area under the Santa Monica North Area Plan. The project is located in SEA Buffer 3B (Zuma Canyon Significant Ecological Area) and is also subject to the requirements of the Santa Monica Mountains North Area CSD. The subject parcel is bisected by the Malibu Coastal Zone boundary and is therefore subject to the provisions of the Malibu Coastal Zone Local Coastal Plan as well as the Santa Monica Mountains North Area Plan.

**LOCATION**

791 Latigo Canyon Road, Malibu, CA 90265

**ACCESS**

Latigo Canyon Road

**ASSESSORS PARCEL NUMBER(S)**

4464-010-012

**SITE AREA**

0.13 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains North Area Plan

**ZONED DISTRICT**

The Malibu

**LAND USE DESIGNATION**

N5 – Mountain Lands 5

**ZONE**

A-1-5

**PROPOSED UNITS**

1

**MAX DENSITY/UNITS**

1 du / 5 ac

**COMMUNITY STANDARDS DISTRICT**

Santa Monica Mountains North Area

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Consistency with the Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.24.110 (A-1 Light Agricultural Zone Development Standards)
  - 22.44.133 (Santa Monica Mountains North Area CSD requirements)
  - 22.56.215 (SEA and Hillside Management Ordinance)

**CASE PLANNER:**

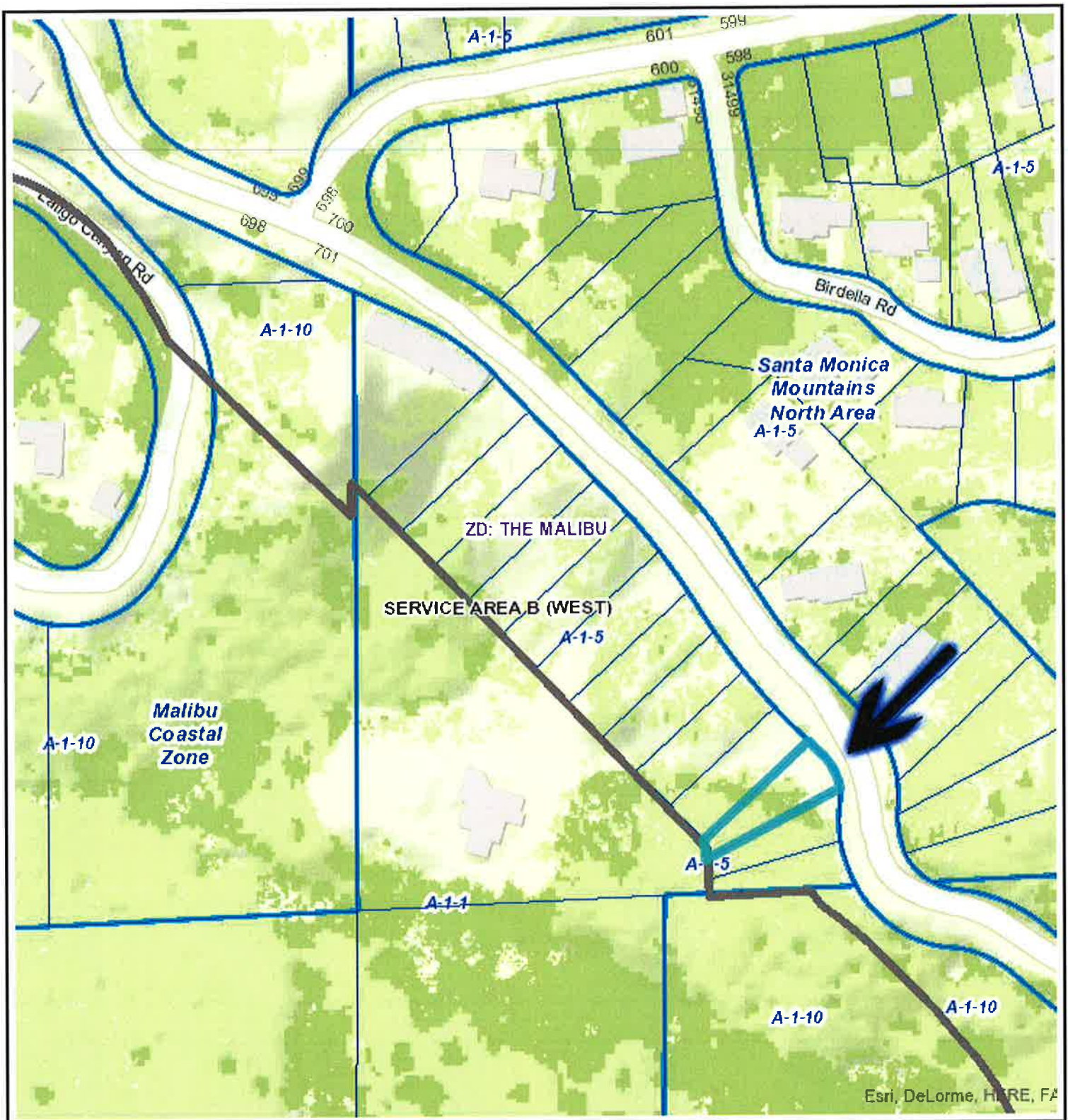
Travis Seawards

**PHONE NUMBER:**

(213) 974 - 6462

**E-MAIL ADDRESS:**

TSeawards@planning.lacounty.gov



# **Department of Regional Planning** **Project R2010-01797: 791 Latigo Canyon**

Printed: Jan 22, 2014



0 200  
Feet

Copyright 2012 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.





### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for single-family residence located in an antiquated subdivision area in the Santa Monica Mountains North Area Community Standards District (CSD) on a parcel that is less than one-half acre and contains a slope of 25 percent grade or greater pursuant to County Code Section 22.44.133.F.1.c. The subject property is also located within the Significant Ecological Area (SEA) Buffer 3B (Zuma Canyon SEA). The property is zoned A-1-5 (Light Agricultural- 5 Acre Minimum Required Lot Area).

### **PROJECT DESCRIPTION**

The applicant is requesting a Conditional Use Permit (CUP) to authorize the construction of a 2,793-square-foot single-family residence, with a 420-square-foot attached garage, located at 791 Latigo Canyon Road in the unincorporated Santa Monica Mountains. The undeveloped subject property is zoned A-1-5 and is located within an area designated as an antiquated subdivision area under the Santa Monica Mountains North Area Community Standards District (CSD). The project is also located in SEA Buffer 3B. The subject parcel is bisected by two community plans: Santa Monica Mountains North Area Plan and Malibu Local Coastal Plan. The single-family residential structure is located within the Santa Monica Mountains North Area Plan, and the appurtenant septic system and leach field are located in the Malibu Coastal Zone.

### **SITE PLAN DESCRIPTION**

The applicant proposes to build a multi-level 2,793-square-foot single-family residence and an attached two-car garage on a 0.13 acre parcel off of Latigo Canyon Road in the unincorporated Santa Monica Mountains. The subject parcel has a northeast to southwest downward slope of 30% from Latigo Canyon Road to the rear property line. A 20-foot wide driveway off of Latigo Canyon Road leads to the 420-square-foot, two-car garage. The garage is at-grade with Latigo Canyon Road, and there are an additional three residential levels that are built below grade. The entire structure has a maximum height of 35 feet. Rural residential projects under the Hillside Management Ordinance are required to set aside 70 percent of the lot area as open space, and the building footprint for the project is 1,576 square feet, or 28 percent of the total lot area.

The residence is proposed to be constructed on the front of the property, which is located in the Santa Monica Mountains North Area. Part of the side yard setbacks along the residence will be developed with a five-foot-wide stairwell that is required by the County Fire Department. The back yard, which is located in the Malibu Coastal Zone, stretches approximately 88 to 97-feet from the back of the house to the rear property line and is proposed to be landscaped with native plants plus the septic system.

### **EXISTING ZONING**

The subject property is zoned A-1-5.

Surrounding properties are zoned as follows:

North: A-1-5

South: A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area)

East: A-1-5 and A-1-10  
West: A-1-5 and A-1-10

### **EXISTING LAND USES**

The subject property is an undeveloped residential lot.

Surrounding properties are developed as follows:

North: Vacant, rural residential lots; single family residences  
South: Vacant, rural residential lots; single-family residences; undeveloped rural land  
East: Vacant, rural residential lots; single-family residences; undeveloped rural land  
West: Vacant, rural residential lots; single-family residences; undeveloped rural land

### **PREVIOUS CASES/ZONING HISTORY**

There is no development history related to the subject parcel. The subject property is part of Tract 10544, which was established before current zoning regulations. The Santa Monica Mountains North Area CSD, which was adopted in 2002, designated the subject tract an Antiquated Subdivision Area (County Code Section 22.44.133.F.1.b). A CUP is required to develop a single-family residence on any parcel that is designated an antiquated subdivision and is located on a parcel that is less than one-half acre and contains any slope more than 25 percent grade pursuant to Section 22.44.133.F.1.c of the CSD.

### **ENVIRONMENTAL DETERMINATION**

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that environmental impacts associated with the project can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report. The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- **Aesthetics:** The project site is located on a ridge, and it is currently undisturbed. The project will mitigate aesthetic impacts by utilizing natural materials, landscaping, and natural earth-tone colors on the residence.
- **Biological Resources:** The project was heard by the Significant Ecological Areas Technical Advisory Committee (SEATAC), which recommended mitigation measures to biological resources including requiring a biological monitor to ensure impacts to resources, such as nesting birds or the woodrat are mitigated.
- **Hydrology/Water Quality:** The project proposes an on-site septic system. The Department of Public Health requires that prior to construction and installation of the septic system, the applicant shall complete a feasibility report in accordance with the requirements specified in the document titled, "The Professional Guide to Requirements and Procedures for the OWTS" to include the present and 100% future expansion of dispersal systems to mitigate any potential impacts to water quality in the area.

## STAFF EVALUATION

### General Plan/Community Plan Consistency

The subject property is designated N5 – Mountain Lands 5 by the Santa Monica Mountains North Area Plan. Areas with this designation are suitable for rural, low intensity or single-family residential development at a maximum density of one dwelling unit per five acres. The proposed project does not meet the intended density of this designation as the subject parcel is only 0.13 acres. However, the parcel was legally created by a tract map that predates the community plan. In 2002, the subject parcel was designated an Antiquated Subdivision Area by the Santa Monica Mountains CSD. A residential structure is allowed on the parcel and would be considered consistent with the residential land use intent of this designation.

### Zoning Ordinance and Development Standards Compliance

The project is subject to the requirements and development standards for the A-1 Zone, the Santa Monica Mountains CSD, the Malibu Local Coastal Plan, and the Significant Ecological Areas (SEA) and Hillside Management Ordinance.

- **A-1 (Light Agricultural Zone) Development Standards:** A single-family residence is permitted by-right in the A-1 Zone. However, per the requirements of the Santa Monica Mountains CSD, the subject parcel is part of an Antiquated Subdivision Area, and is therefore required to obtain a CUP. Single-family residences in the A-1 Zone are subject to the development standards of the R-1 (Single-Family Residence) Zone. The following development standards apply to the proposed project.
  - **Yards and Setbacks:** Pursuant to Section 22.20.120 of Title 22 (Los Angeles County Code), the yard requirements are as follows:
    - Front Yards: Not less than 20 feet in depth;
    - Interior Side Yards: Not less than five feet; and,
    - Rear Yards: Not less than 15 feet in depth.

The project proposes side yards that vary in depth but are at least five feet deep, and a rear yard that is 88 to 97 feet deep. The front yard setback is 10 feet. Pursuant to Section 22.48.080, the 20-foot front yard setback can be modified by 50 percent of the required depth to 10 feet deep. On a parcel where a slope exists of 20 percent or more, the code allows the reduction from the highway line to a point on natural ground 50 feet from said highway line. The subject parcel has an existing slope of 30 percent from the highway line and therefore a 10-foot front yard setback is allowed. Therefore, the project complies with all yard and setback requirements.

- **Parking:** Pursuant to Section 22.52.1180, two covered parking spaces are required for each single-family residence. The project proposes a 420-square-foot, two-car attached garage. Therefore the project complies with this requirement.

- **Height:** Pursuant to Section 22.20.110, a residence shall not exceed a height of 35 feet above grade, excluding chimneys or rooftop antennas. As depicted on the elevation drawings that were submitted with the project Site Plan, at no point does the single-family residence exceed 35 feet above grade. Therefore the project complies with this requirement.
- **Santa Monica Mountains North Area CSD:** The subject property is located in the Santa Monica Mountains North Area CSD. The CSD designates Tract 10544, in which the subject property is located, as an Antiquated Subdivision Area. As such, pursuant to County Code Section 22.44.133.F.1.c of the CSD, a CUP is required to develop a single-family residence on any parcel that is designated an antiquated subdivision that is less than one-half acre and contains any slope of 25 percent or greater.

Antiquated Subdivision Areas are small-lot subdivisions that were established in the 1920s before the application of the Subdivision Map Act and generally consist of smaller-sized parcels (usually under 5,000 square feet) than are required under current zoning standards. The proposed project is located in the Upper Latigo Small Lot Subdivision. The CSD requires a CUP for single-family residences in antiquated subdivisions to allow a review of development in areas known to have environmental constraints (i.e. geotechnical hazards, inadequate access, soil percolation), as well as to allow a review of projects for compatibility with surrounding land uses.

A geotechnical and soil review was prepared for the project. The review states that the subject property is geologically stable and is not subject to soil erosion. The project was also reviewed by the staff biologist and the Significant Ecological Areas Technical Advisory Committee (SEATAC), and their review is outlined below.

- **Malibu Local Coastal Land Use Plan:** The subject property is bisected by the Coastal Zone boundary and is therefore also subject to the provisions of the Malibu Land Use Plan. Pursuant to Section 22.44.133.D.1 of the Santa Monica Mountains North Area CSD, when parcels are divided by the coastal zone boundary, the use of that portion of a parcel within the coastal zone shall be consistent with the Malibu Land Use Plan, and the use of that portion outside of the coastal zone shall be consistent with the Santa Monica Mountains North Area Plan and CSD.

The single-family residence is proposed to be constructed only on the part of the parcel that is covered by the Santa Monica Mountains North Area Plan and Santa Monica Mountains North Area CSD. The portions of the project that are located in the Coastal Zone are an on-site septic system and landscaping amenities. Therefore, there are no development standards from the Malibu Land Use Plan that apply to this project. However, the project will have to get approval



from the Coastal Commission for the portions of the project that are located within the coastal zone boundary.

- **Significant Ecological Areas and Hillside Management Areas:** The subject parcel has an existing slope of 30 percent and is located in the SEA Buffer 3B. As such, the parcel is subject to Section 22.56.215 of the County Code, the Hillside Management and Significant Ecological Areas Ordinance. Section 22.56.215.C.3 typically exempts the construction of a new single-family residence from these provisions. However, County Code Section 22.44.133.F.1.c states that the exemption provision "shall not apply to the construction of a single-family residence on any lot or parcel of land within the antiquated subdivision area that has a gross area of less than one-half acre and contains any area with a natural slope of 25 percent or greater."

Therefore, the project is required to meet the Burdens of Proof for the SEA and Hillside Management Ordinance.

SEA Burden of Proof

- a) That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
- b) That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
- c) That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.
- d) That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.
- e) That where necessary, fences or walls are provided to buffer important habitat areas from development.
- f) That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

The project was reviewed by the Staff Biologist and was heard by SEATAC on March 4, 2013. SEATAC's comments were incorporated into the Initial Study that was completed for this project. The Initial Study concluded that there are certain potential environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report, and the project is compliant with the requirements of the SEA and Hillside Ordinance.



Hillside Management Burden of Proof

- a) That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.
- b) That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.
- c) That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.
- d) That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

Rural residential projects under the Hillside Management Ordinance are required to set aside 70 percent of the lot area as open space, and the building footprint for the project is 1,576 square feet, or 28 percent of the total lot area. Therefore the project meets this requirement.

The project is located in a Very High Fire Hazard Severity Zone. The Los Angeles County Fire Department is requiring standard sprinkler systems and fuel modification standards for the project site. The Fire Department is also requiring a five-foot wide access path and stairwells around the perimeter of the residence to mitigate impacts from fire hazards. In addition, projects in the County are required to have adequate fire flow and water pressure to meet the required standards of the Fire Department.

The project has also been reviewed by SEATAC, which provided mitigation measures that when implemented will make the project compatible with the natural and biotic resources in the area. As a single-family residence, the project is also not expected to place undue burden on public services and is consistent with the General Plan and zoning designation for the parcel, which allows for the construction of a single-family residence.

Finally, through mitigation measures provided for aesthetics, the residence is required to use natural native landscaping and drought-tolerant techniques, and the entire outside of the house is required to utilize natural colors to camouflage the residence, so that the structure blends in to the natural landscape.

Neighborhood Impact/Land Use Compatibility

The proposed project will not adversely affect the surrounding area, be detrimental to other properties in the vicinity of the site, or create a public health or safety menace. The subject property is zoned for single-family residential development and the

proposed project is similar to the rural, low-density single-family residential development in the area. The project proposes a single-family residence design that will be built to California Green Building Standards Code (CALGreen), which will mitigate impacts related to hazardous construction materials, dust, glare and noise. The subject property was reviewed by a geotechnical and soil consultant and was deemed safe for construction. The design of the project fits into the hillside and conforms to the natural topography and proposes minimal grading. The project will also implement Low Impact development (LID) standards for drainage and runoff/erosion control, and will have an onsite septic system with access from Latigo Canyon Road acceptable to the Department of Public Health.

The proposed project meets the development standards for the A-1 Zone and the Santa Monica Mountains CSD, and is of adequate size to meet single-family residence development requirements. The single-family residence is not expected to generate new traffic in the area and can be served by the existing street network, and will contain a covered garage for parking. The project is also not expected to negatively impact local public services. The residence proposes to build its own septic system, has a will-serve letter from the Las Virgenes Municipal Water District, and is required to pay a school fee and a library fee to offset impacts to those services.

#### CUP Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 and 22.56.215.F of the County Code. The Burdens of Proof with applicant's responses is attached. As described in the Zoning Ordinance and Development Standards Compliance section of the Staff Analysis, staff is of the opinion that the applicant has met the burden of proof.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The project was sent out for consultation to the County Departments of Parks and Recreation, Public Health, Public Works, and to the County Fire Department. All Departments have cleared the project for public hearing. All of the clearance letters from the County agencies that were consulted are attached to the conditions.

#### Fire

The Fire Department requires that since the project is located in a Very High Fire Hazard Severity Zone, an automatic sprinkler system must be installed in the residence. The fire flow test and access to the site was cleared and deemed adequate.

#### Public Health

The Department of Public Health requires that prior to the installation of the Onsite Wastewater Treatment System (OWTS), and before any issuance of building permits for the proposed residence, the applicant shall secure final approval from Public Health's Land Use Program.

#### Public Works

The Department of Public Works requires conditions for approval on grading, for slope and drainage easements along Latigo Canyon Road, construction of the access bridge

from the road right-of-way (ROW) to the garage, an encroachment covenant for the proposed stairway and any other improvements allowed to encroach within the public ROW, and an agreement to improve the street prior to issuance of building permits. These requirements, along with specific geotechnical, engineering, and drainage requirements, are included as conditions of approval for this project.

The water system for the property will be operated by the Las Virgenes Municipal Water District. The applicant must pay connection fees, and if the site cannot be served from an existing water main, then the applicant must provide for an extension.

#### **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

The Mitigated Negative Declaration for the project was submitted to the State Clearinghouse and distributed for review by public agencies from December 23, 2013 through January 24, 2014. No comments were received.

#### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

#### **PUBLIC COMMENTS**

Staff has received four emails and one letter in support of the project.

#### **FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

#### **STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2010-01797-(3), Conditional Use Permit Number 201000169, subject to the attached conditions.

#### **SUGGESTED APPROVAL MOTION:**

<b>I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION. AND THE MITIGATION MONITORING PROGRAM.</b>
---

<b>I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201000169 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.</b>
--

Prepared by Travis Seawards, Regional Planning Asst. II, Zoning Permits West Section

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

**Attachments:**

Draft Findings

Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Environmental Document – Mitigated Negative Declaration and Mitigation Monitoring Program

Site Photographs, Photo Simulations, Aerial Image

Site Plan, Land Use Map

**MKK:TSS**

**1/8/14**



**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2010-01797-(3)  
CONDITIONAL USE PERMIT NO. 201000169**

1. **ENTITLEMENT REQUESTED.** The applicant is requesting a Conditional Use Permit (CUP) to authorize a single-family residence located in an antiquated subdivision on a parcel that is less than one-half acre and contains a slope of 25 percent grade or greater in the A-1-5 (Light Agricultural- 5 Acre Minimum Required Lot Area) Zone, pursuant to County Code Section 22.44.133F.1.c of the Santa Monica Mountains Community Standards District (CSD).
2. **HEARING DATE:** February 19, 2014
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.**
4. **PROJECT DESCRIPTION.** The applicant is requesting a Conditional Use Permit (CUP) to authorize the construction of a 2,793-square-foot single-family residence, and a 420-square-foot attached garage, located at 791 Latigo Canyon Road in the unincorporated Santa Monica Mountains. The undeveloped subject property is zoned A-1-5 and is located within an area designated as an antiquated subdivision area under the Santa Monica North Area Community Standards District (CSD). The project is also located in SEA Buffer 3B (Zuma Canyon Significant Ecological Area). The subject parcel is bisected by two community plans: Santa Monica Mountains North Area Plan and Malibu Local Coastal Plan. The single-family residential structure is located within the Santa Monica Mountains North Area Plan, and the appurtenant septic system and leach field are located in the Malibu Coastal Zone.
5. **LOCATION.** The subject property is located at 791 Latigo Canyon Road in the Malibu Zoned District.
6. **SITE PLAN DESCRIPTION.** The project proposes to build a multi-level, 2,793-square-foot single-family residence and an attached two-car garage on a 0.13 acre parcel off of Latigo Canyon Road in the unincorporated Santa Monica Mountains. The subject parcel has a northeast to southwest downward slope of 30% from Latigo Canyon Road to the rear property line. A 20-foot wide driveway off of Latigo Canyon Road leads to the 420-square-foot, two-car garage. The garage is at-grade with Latigo Canyon Road, and there are an additional three residential levels that are built below grade. The entire structure has a maximum height of 35 feet. Rural residential projects under the Hillside Management Ordinance are required to set aside 70 percent of the lot area as open space, and the building footprint for the project is 1,576 square feet, or 28 percent of the total lot area. The residence is proposed to be constructed on the front of the property, which is located in the Santa Monica Mountains North Area. Part of the side yard setbacks along the residence will be developed with a five-foot-wide stairwell that is required by the County Fire Department. The back yard is located in the Malibu Coastal Zone and

stretches approximately 88 to 97-feet from the back of the house to the rear property line and is proposed to be landscaped with native plants plus the septic system.

7. **EXISTING ZONING.** The subject property is zoned A-1-5. Surrounding properties are zoned as follows: A-1-5 to the north, A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) to the south, and A-1-5 and A-1-10 to the east and west.
8. **EXISTING LAND USES.** The subject property is an undeveloped rural residential lot. In all directions, surrounding properties are vacant, rural residential lots or are developed with low density single-family residential development or are undeveloped rural land.
9. **PREVIOUS CASES/ZONING HISTORY.** There is no development history related to the subject parcel. The subject property is part of Tract 10544, which was established before current zoning regulations. The Santa Monica Mountains North Area CSD, which was adopted in 2002, designated the subject property an Antiquated Subdivision Area. Pursuant to Section 22.44.133.F.1.c of the CSD, a CUP is required to develop a single-family residence on any parcel that is designated an antiquated subdivision and is located on a parcel that is less than one-half acre and contains any slope more than 25 percent grade.
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The subject property is designated N5 – Mountain Lands 5 by the Santa Monica Mountains North Area Plan. Areas with this designation are suitable for rural, low intensity or single-family residential development at a maximum density of one dwelling unit per five acres. The proposed project does not meet the intended density of this designation as the subject parcel is 0.13 acres. However, the parcel was legally created by a tract map that predates the community plan. In 2002, the subject parcel was designated an Antiquated Subdivision Area by the Santa Monica Mountains CSD. A residential structure is allowed on the parcel and is consistent with the residential land use intent of this designation.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project is compliant with the yard and setback requirements for a single-family residence in an A-1 Zone. The Site Plan for the proposed project shows side yards that vary in depth but are at least five-feet deep, and a rear yard that is 88-97-feet deep. The front yard setback is 10-feet. Pursuant to Section 22.48.080, the 20-foot front yard setback can be modified by 50 percent of the required depth to 10-feet deep on a parcel where a slope exists of 20 percent or more as measured 50 feet from the highway line. The subject parcel has an existing slope of 30 percent within 50 feet of the highway line and therefore a 10-foot front yard setback is allowed.
12. The project is compliant with the parking requirements for a single-family residence in an A-1 Zone. Pursuant to Section 22.52.1180, two covered parking spaces are

required for each single-family residence. The project proposes a 420-square-foot, two-car attached garage.

13. The project is compliant with the height requirement for a single-family residence in an A-1 Zone. Pursuant to Section 22.20.110, a residence shall not exceed a height of 35 feet above grade, excluding chimneys or rooftop antennas. As depicted on the elevation drawings that were submitted with the project site plan, at no point does the single-family residence exceed 35 feet above grade.
14. The project is compliant with the requirements of the Santa Monica Mountains North Area CSD. The project site is located in Tract 10544 (Upper Latigo Small Lot Subdivision), designated as an Antiquated Subdivision Area in the CSD. Antiquated Subdivision Areas are small-lot subdivisions that were established in the 1920s before the application of the Subdivision Map Act and generally consist of smaller-sized parcels (usually under 5,000 square feet) than are required under current zoning standards. Pursuant to County Code Section 22.44.133.F.1.c of the CSD, a CUP is required to develop a single-family residence on any parcel that is designated an antiquated subdivision and is located on a parcel that is less than one-half acre and contains any slope of 25 percent grade or greater. The CSD requires a CUP for single-family residences in antiquated subdivisions to allow a review of environmental constraints (i.e. geotechnical hazards, inadequate access, soil percolation), as well as to allow a review of projects for compatibility with surrounding land uses. A geotechnical and soil review was completed for the project. The review states that the subject property is geologically stable and is not subject to soil erosion. The project was also reviewed by the staff biologist and the Significant Ecological Areas Technical Advisory Committee (SEATAC) for compatibility with the SEA resources on and near the project site.
15. The project is compliant with the requirements of the Malibu Land Use Plan. The subject property is bisected by the Coastal Zone boundary and is therefore also subject to the provisions of the Malibu Land Use Plan. Pursuant to Section 22.44.133.D.1 of the Santa Monica Mountains North Area CSD, when a parcel is divided by the coastal zone boundary, the use of that portion of a parcel within the coastal zone shall be consistent with the Malibu Land Use Plan, and the use of that portion outside of the coastal zone shall be consistent with the Santa Monica Mountains North Area Plan and CSD. The single-family residence is proposed to be constructed only on the part of the parcel that is covered by the Santa Monica Mountains North Area Plan and Santa Monica Mountains North Area CSD. The portions of the project that are located in the Coastal Zone are an on-site septic system and landscaping amenities. Therefore, there are no development standards from the Land Use Plan that apply to this project. However, the project will have to get final approval from the Coastal Commission for the portions of the project that are within the coastal zone boundary.
16. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project is compatible with the existing development in the area. The subject property is zoned for single-family residential development and the proposed project is similar

to the rural, low-density single-family residential development in the area. The project proposes a single-family residential design that will be built to California Green Building Standards Code (CALGreen), which will mitigate impacts related to hazardous construction materials, dust, glare and noise. The subject property was reviewed by a geotechnical and soil consultant and was deemed safe for construction. The design of the project fits into the hillside and conforms to the natural topography and proposes minimal grading. The project will also implement Low Impact development (LID) standards for drainage and runoff/erosion control, and will have an onsite septic system with access from Latigo Canyon Road acceptable to the Department of Public Health.

17. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The project was sent out for consultation to the County Departments of Parks and Recreation, Public Health, Public Works, and to the County Fire Department. The Fire Department requires that since the project is located in a Very High Fire Hazard Severity Zone, an automatic sprinkler system must be installed in the residence. The Department of Public Health requires that prior to the installation of the Onsite Wastewater Treatment System (OWTS), and before any issuance of building permits for the proposed residence, the applicant shall secure final approval from Public Health's Land Use Program. The Department of Public Works requires conditions for grading, for slope and drainage easements along Latigo Canyon Road, and construction of the access bridge from the road right-of-way (ROW) to the garage. An encroachment covenant for the proposed stairway and any other improvements encroaching within the public ROW and an agreement to improve the street prior to issuance of building permits are also required. These requirements, along with specific geotechnical, engineering, and drainage requirements, are included as conditions of approval for this project.
18. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** Staff has not received any comments from other public agencies at this time.
19. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
20. **PUBLIC COMMENTS.** Staff has received 4 emails and one letter in support of the project.

#### **CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

21. The subject property is designated N5 – Mountain Lands 5 by the Santa Monica Mountains North Area Plan. Areas with this designation are suitable for rural, low intensity or single-family residential development at a maximum density of one dwelling unit per five acres. The subject parcel is designated an Antiquated Subdivision Area by the Santa Monica Mountains CSD. The subject parcel is a legally established residential lot and a residential structure is allowed on the



parcel. The residential use of the parcel is consistent with the adopted general plan for the area.

22. The subject property is zoned for single-family residential development and the proposed project is similar to the rural, low-density single-family residential development in the area. The project proposes a single-family residence design that will be built to CALGreen standards, which will mitigate impacts related to hazardous construction materials, dust, glare and noise. The subject property was reviewed by a geotechnical and soil consultant and was deemed safe for construction. The design of the project fits into the hillside and conforms to the natural topography and proposes minimal grading. The project will also implement Low Impact development (LID) standards for drainage and runoff/erosion control, and will have an onsite septic system with access from Latigo Canyon Road acceptable to the Department of Public Health. Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
23. The proposed project meets the development standards for a single-family residence in the A-1 Zone, as well as all applicable requirements from the Santa Monica Mountains CSD, Malibu Land Use Plan, and the SEA/Hillside Ordinance. Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
24. The project site is accessed from Latigo Canyon Road. The single-family residence is not expected to generate new traffic in the area and can be served by the existing street network, and will contain a covered garage for parking. The project is also not expected to negatively impact local public services. The residence proposes to build its own septic system, has a will-serve letter from the Las Virgenes Municipal Water District, and is required to pay a school fee and a library fee to offset impacts to those services. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
25. The project was reviewed by the Staff Biologist and was heard by SEATAC on March 4, 2013. The Initial Study that was completed for this project concluded that there are certain potential environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The Mitigation Monitoring Program is included as an attachment to the Conditions of Approval for this project. With the implementation of the mitigation measures, the requested development is compatible with the

biotic resources, including the setting aside of appropriate and sufficient undisturbed areas as open space.

26. The project site does not contain any water bodies or water courses. Therefore the requested development does not have any impact on the maintenance of water bodies, watercourses, and their tributaries in their natural state.
27. The project was reviewed by the Staff Biologist and was heard by SEATAC on March 4, 2013. SEATAC provided specific mitigation measures that deal with nesting birds and other protected species and also required that any fencing be of a split rail type as to allow the free migration of wildlife. Therefore the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.
28. The project is required to maintain at least 70 percent of the project site as open space. The back yard setback is 88-97 feet deep and is undeveloped except for native landscaping and a septic system. Therefore, the requested development retains sufficient natural vegetative cover and/or open spaces to buffer natural resource areas from said requested development.
29. Per the requirements of SEATAC and the staff biologist, any fencing or walls on the project site are required to be of a split rail type to allow for the open movement of wildlife. The parcel to the south of the project site is also developed; therefore, there is no need to buffer important habitat areas from development with fences or walls.
30. The project site is located on an existing road, Latigo Canyon Road. The Department of Public Works is requiring specific development features of the driveway and curbs around the residence, but the project does not require Latigo Canyon Road to be expanded or widened. Therefore the roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.
31. The single-family residence is located in a Hillside Management Area, a Very High Fire Hazard Area, and a landslide area. The subject property received a geotechnical and soil review. The review states that the subject property is geologically stable and is not subject to soil erosion. The Los Angeles County Fire Department is requiring standard sprinkler systems and fuel modification standards for the project site. The Fire Department is also requiring a five-foot wide access path and stairwells around the perimeter of the residence to mitigate impacts from fire hazards. In addition, projects in the County are required to have adequate fire flow and water pressure, or upgrade of the system to meet the required standards of the Fire Department. Therefore the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.

32. The project was reviewed by the Staff Biologist and was heard by SEATAC on March 4, 2013. SEATAC's comments were incorporated into the Initial Study that was completed for this project, which concluded that there are certain environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The Mitigation Monitoring Program is included as an attachment to the Conditions of Approval for this project. Therefore the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.
33. The project site is zoned for single-family residential uses and is of adequate size to meet all single-family residence development requirements. The single-family residence is not expected to generate new traffic in the area and can be served by the existing street network, and will contain a covered garage for parking. The project is also not expected to negatively impact local public services. The residence proposes to build its own septic system, has a will-serve letter from the Las Virgenes Municipal Water District, and is required to pay a school fee and a library fee to offset impacts to those services. Therefore the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.
34. The project proposes a single-family residence design that will be built to CALGreen standards, which will mitigate impacts related to hazardous construction materials, dust, glare and noise. The subject property was reviewed by a geotechnical and soil consultant and was deemed safe for construction. The design of the project fits into the hillside and conforms to the natural topography and does not alter it with major grading. Therefore the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

## **ENVIRONMENTAL DETERMINATION**

35. The Initial Study concluded that there are certain potential environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:
- **Aesthetics:** The project site is located on a ridge on a parcel that is currently vacant. The project will mitigate aesthetic impacts by utilizing natural materials, landscaping, and natural earth-tone colors on the residence.
  - **Biological Resources:** The project was heard at SEATAC, which recommended mitigation measures to biological resources including requiring a biological monitor to ensure impacts to resources, such as nesting birds or the woodrat are insignificant.

- Hydrology/Water Quality: The project proposes an on-site septic system. The Department of Public Health requires that prior to construction and installation of the septic system, the applicant shall complete a feasibility report in accordance with the requirements specified in the document titled, "The Professional Guide to Requirements and Procedures for the OWTS" to include the present and 100% future expansion dispersal systems to mitigate any potential impacts to water quality in the area.

Therefore, the project qualifies as a Mitigated Negative Declaration and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment with the implementation of the Mitigation Monitoring Program.

36. The Mitigated Negative Declaration for the project was submitted to the State Clearinghouse and distributed for review by public agencies from December 23, 2013 through January 24, 2014. No comments were received.
37. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and



- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission, having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201000169 is APPROVED subject to the attached conditions.

MKK:TSS  
1/8/14

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2010-01797-(3)  
CONDITIONAL USE PERMIT NO. 201000169**

**PROJECT DESCRIPTION**

The project is a request to construct a single-family residence in an antiquated subdivision in the Santa Monica Mountains CSD in the A-1-5 Zone, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within five (5) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **two (2)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current

recovery cost at the time any additional inspections are required, whichever is greater.

10. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,256.25 (\$2,181.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant, attaching the Mitigation Monitoring Program ("MMP"), agreeing to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, may revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.



16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

22. This grant shall authorize the construction of a single-family residence.
23. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated October 4, 2013, to the satisfaction of said Department.

24. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated November 25, 2013, to the satisfaction of said Department.
25. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated September 27, 2013, to the satisfaction of said Department.

**Attachments:**

Mitigation Monitoring Reporting Program

Fire Department Letter dated October 4, 2013

Public Works Department Letter dated November 25, 2013

Public Health Department Letter dated September 27, 2013



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

November 25, 2013

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mi Kim  
Zoning Permits West Section  
Department of Regional Planning

Attention Travis Seaward

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201000169**  
**PROJECT NO. R2010-01797**  
**791 LATIGO CANYON ROAD**  
**ASSESSOR'S MAP BOOK NO. 4464, PAGE 10, PARCEL NO. 12**  
**UNINCORPORATED COUNTY AREA OF AGOURA**

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the revised site plan for the construction of a 3,692-square-foot, 4-story, single-family residence that includes an upper level (206 square feet), a mid-level (881 square-feet), a lower level (916 square-feet), a bottom level (790 square-feet), a two car garage (420 square feet), and a mid-level roof deck (479 square feet).

The previous plot plan, which was cleared by Public Works on November 9, 2011, depicted a proposed 3-story, 2,971 single-family residence that included an upper level (206 square feet), a mid-level (881 square-feet), a mid-level deck (548 square-feet), a lower level (916 square-feet), and a two car garage (420 square feet). It is our understanding that a public hearing for this 3-story proposed design was never held since the applicant began to pursue a redesign.

The proposed improvements within the road right of way have not changed from the previous site plan.

This letter supersedes our November 9, 2011, letter (see attached) recommending approval of the CUP and reflects revised drainage requirements to include the recent

adopted Low-Impact Development Ordinance and the water quality requirement for the current Municipal Separate Storm Sewer System (MS4) permit. In addition, we have added a condition to submit plans to Public Works' Building and Safety Division, Calabasas District office.

**Upon approval of the site plan and scheduling the public hearing, we recommend the following conditions:**

1. Grading

- 1.1 Submit a grading plan to Public Works' Land Development Division for approval prior to issuance of a building permit. The grading plan must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, the water quality plan (MS4) and Low-Impact Development devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

For questions regarding the grading condition, please contact Sam Richards of Land Development Division at (626) 458-4921 or [srich@dpw.lacounty.gov](mailto:srich@dpw.lacounty.gov).

2. Road

- 2.1 Dedicate a slope and drainage easements along Latigo Canyon Road to the satisfaction of Public Works. A grading exhibit will be required to determine the actual extent of the slope easements.
- 2.2 The proposed driveway bridge must be constructed outside of the road right of way including the footing and abutment. Submit plans and calculations for the driveway bridge, for review and approval, to Building and Safety Division.
- 2.3 Construct pavement with concrete gutter to join the new driveway bridge and roadway to the satisfaction of Public Works.
- 2.4 The proposed driveway will be restricted to right-turn ingress and egress only.
- 2.5 Acquire street improvement plan approval or direct check status before obtaining a grading/drainage permit.



- 2.6 Execute an encroachment covenant for the proposed stairways and any other private improvements that has been allowed to temporarily encroach within public right of way to the satisfaction of Public Works.
- 2.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Sam Richards of Land Development Division at (626) 458-4921 or [srich@dpw.lacounty.gov](mailto:srich@dpw.lacounty.gov).

### 3. Geotechnical Engineering

- 3.1 Provide geotechnical and geology reports that address, but are not limited to, slope stability and that recommends mitigation at the building/grading stage as necessary.

For questions regarding the geotechnical condition, please contact Jeremy Wan of Public Works' Geotechnical and Materials Engineering Division at (626) 458-4925 or [jwan@dpw.lacounty.gov](mailto:jwan@dpw.lacounty.gov).

### 4. Drainage

- 4.1 Per Los Angeles County Code Section 12.84, comply with the adopted LID ordinance, which can be found at <http://dpw.lacounty.gov/ldd/lib/pdf/Revised%20LID%20Ordinance%20091813.PDF>.
- 4.2 A covenant or agreement shall be recorded in the office of the County of Los Angeles Registrar-Recorder/County Clerk indicating that the owner of the proposed development is aware and agrees to the requirements of County Code Section 12.84.460, Subsection B.
- 4.3 Prior to issuance of building permits, plans must be approved to provide for the following.
  - 4.3.1 Proper distribution of on-site drainage including contributory drainage from adjoining properties.
  - 4.3.2 Eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

- 4.3.3 Comply with National Pollutant Discharge Elimination System, and the current MS4 permits, which can be found at [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/index.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml).

For questions regarding the drainage conditions, please contact Toan Duong of Land Development Division at (626) 458-4921 or [tduong@dpw.lacounty.gov](mailto:tduong@dpw.lacounty.gov).

5. Building and Safety

- 5.1 Submit plans to Building and Safety Division's, Calabasas District office for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or [cllee@dpw.lacounty.gov](mailto:cllee@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:tb

P:\dpub\SUBPCHECK\PROJECT R2010-01797 CUP 201000169 791 LATIGO CYN APN4464-010-012 SINGLE FAMILY RESIDENCE REVISE FINAL

Attach.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT**  
**Fire Prevention Division – Land Development Unit**  
5823 Rickenbacker Road  
Commerce, California 90040-3027  
Office (323) 890-4243, Fax (323) 890-9783

**DATE:** October 4, 2013

**SITE PLAN DATE:** 07/08/13

**TO:** Department of Regional Planning  
Zoning Permits - Travis Seawards

**PROJECT #:** R2010-01797

**LOCATION:** 791 Latigo Canyon, Malibu

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is \_\_\_\_\_ gallons per minute for \_\_\_\_\_ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ Verify 6" X 4" X 2 1/2" existing public fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). **Received approval notice from our Fuel Modification Plan Unit, compliance required with specific requirement addressed in their March 15, 2011 approval letter.**
- ☒ **Water:** Per fire flow test performed by Las Virgenes Municipal Water District dated 03-03-11, the existing water system is adequate.
- ☒ **Access:** Access is adequate as depicted on the Site Plan filed in our office.
- ☒ **Special Requirements:** AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN EVERY OCCUPANCY LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE AND IN THE MALIBU-SANTA MONICA MOUNTAINS AREA. (LACFC 903.1.1.2)
- ☒ **Comments:** The Fire Department has cleared this project to proceed with the Public Hearing process.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Acting Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**JACQUELINE TAYLOR, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**MICHELLE TSIEBOS, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 813-3016



**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District

**Mark Ridley-Thomas**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

September 27, 2013

TO: Travis Seaward  
Regional Planning Assistant II  
Department of Regional Planning

FROM: Michelle Tsiebos, REHS *M.T.*  
Environmental Health Division  
Department of Public Health

SUBJECT: **CUP CONSULTATION**  
**PROJECT NO. R2010-01797/ RCUP 201000169**  
**Location: 791 Latigo Road, Malibu**

- ☒ Public Health recommends approval of this CUP.  
☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the above-referenced project. The CUP is to authorize the development of a 2,971 sq. ft. single-family residence located in the Santa Monica Mountains North Area CSD – Antiquated Subdivision Area.

The Department recommends approval of this project subject to the following conditions:

**Land Use Program**

The Land Use Program has reviewed the information submitted by the applicant to determine the feasibility for the installation of an onsite wastewater treatment system (OWTS) for the proposed dwelling. Based on the information provided, the Land Use Program has no objection to the approval of the CUP. The conceptual approval dated February 28, 2011 is intended for the CUP review process only that encompasses the requirements applicable to OWTS, and it does not authorize any land development until the following conditions have been satisfactorily fulfilled:

**Prior to installation of any OWTS and issuance of any building permits**, the applicant shall secure a final approval from the Department's Land Use Program. The applicant is advised to contact the



Calabasas District Office at (818) 880-3409 for any questions or assistance with securing final approval.

Notes:

1. If a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.
2. The design and installation of OWTS shall conform to the requirements of Public Health and all other applicable regulatory agencies. If due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other reasons, conformance with all applicable requirements cannot be achieved, the Department will not recommend issuance of any building permits.

For questions regarding the above conditions, please contact Patrick Nejadian at (626) 430-5390.

**Drinking Water Program**

**Prior to Public Hearing**, the applicant shall provide a current "Will Serve Letter" from the proposed water purveyor, Las Virgenes Municipal Water District.

If you have any question, please feel free to contact me at (626) 430-5382 or [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)



## CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

SEE ATTACHED

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

SEE ATTACHED

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

SEE ATTACHED

**CONDITIONAL USE PERMIT - BURDEN OF PROOF SEC. 22.56.040**  
**Single-Family House at 791 Latigo Canyon, Tract 10544 lot 12**

- A. The following information proves that the proposed single-family house on Latigo Canyon Road, commonly known as tract 10544, lot 12 and assessor's map# 4464-010-12 is **100%** in keeping with neighborhood character, absolutely **100%** compatible, **100%** consistent with the general plan and will be a positive addition to the community and has no negative impact on property values whatsoever.
1. The proposed single-family house will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area as this property is zoned for single-family houses. The surrounding area is comprised of single-family homes only, so the proposed use is the zoned intended use which makes it un-refutable **100%** consistent and uniform.
  2. The proposed single-family house will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site as the new single-family house in single-family home areas increase the value of surrounding properties. The proposed house of 2,423 Sq. Ft. is in keeping with the average home size in Upper Latigo of 2,623 Sq. Ft. (see attached Narrative with spreadsheet, Professional Geotechnical Consultants Inc. letter dated 11/22/10 and Kevin Poffenbarger e-mail dated 10/1/10 )
  3. The proposed single-family house will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The surrounding area is comprised of single-family houses only, so the proposed use of a single-family house is the zoned intended use and is the exact same use permitted for my neighbors. The home will be built according to the CAL Green codes, which does not allow hazardous materials or will not increase noise, odors, dust, glare to the neighborhood. And because the home steps down the hillside, only one story will be at the street level which will greatly decrease any concern of shadowing.
- B. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. Once again the surrounding area is zoned for and is comprised of single-family houses only, so the proposed use of a single family house is the intended use and therefore is **100%** identical. Since Upper Latigo is zoned for SFR only and the proposed is a SFR, by definition this is **100%** supported by the policies and goals of the General Plan or Community Plan. Furthermore, much care has gone into the designing of this single-family home. The proposed house is consistent with bulk and density because 2,423 Sq. Ft. in keeping with average home in Upper Latigo, of 2,623 Sq. Ft. All the proposed landscaping is 100% native plants, which are approved for the Santa Monica Mountains. Also no grading whatsoever is required to build the proposed house, which respects the natural terrain. There will be four-car, off street parking. This house as responsibly designed will have a positive affect on the area.
- C.
1. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate. The surrounding area is comprised of single-family houses only, so the proposed use is the zoned intended use. At the proposed location on Latigo Canyon the road generates very little road traffic. Only a handful of cars pass every hour. This property is less than a mile from Kanan Dume Road. In 1979 report titled "Cumulative Impacts of Small Lot Subdivision Development in the Santa Monica Coastal Zone" this report states that Kanan of all the roads considered (Kanan) is the **ONLY** road that has the ability to absorb a significant increase in traffic".
  2. . The proposed site is adequately served by public and private facilities as required. There is adequate public electricity from the Edison Company and water is provided by Las Virgenes Water District (see attached water main aerial). In order to receive a building permit there will be approximately \$7,800 in school fees and \$800 in Library fees, Furthermore, there is an adequate public fire services available. The enhanced wastewater treatment system will be private and will service the site with only one seepage pit and one future pit which highlights how excellent the percolation is.

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012**

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NO. R2010-01797-(3)  
ENVIRONMENTAL CASE NO. 201000139**

- 1. DESCRIPTION:** The project is a request for a Conditional Use Permit (CUP) to authorize the construction of a 2,793-square-foot single-family residence and a 420-square-foot attached garage located at 791 Latigo Canyon Road in the unincorporated Santa Monica Mountains North area. The undeveloped subject property is zoned A-1-5 (Light Agricultural – 5 Acre Minimum Area Required) Zone and is designated an Antiquated Subdivision Area under the Santa Monica North Area Plan. The project is located in SEA Buffer 3B (Zuma Canyon Significant Ecological Area) and is also subject to the requirements of the Santa Monica Mountains North Area CSD. The subject parcel is bisected by the Malibu Coastal Zone boundary and is therefore subject to the provisions of the Malibu Coastal Zone Local Coastal Plan as well as the Santa Monica Mountains North Area Plan.
- 2. LOCATION:** 791 Latigo Canyon Road, in The Malibu Zoned District in unincorporated Los Angeles County.
- 3. PRPONENT:**  
April's Trust (Paula Oehlberg Trustee)  
26500 Agoura Rd. #236  
Calabasas, CA 91302
- 4. FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the Initial Study, it has been determined that the project will not have a significant effect on the environment.
- 5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Mitigated Negative Declaration is based is:

Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

**PREPARED BY:** Travis Seawards, Regional Planner, Zoning Permits West

**DATE:** January 24, 2014



**Environmental Checklist Form (Initial Study)**  
**County of Los Angeles, Department of Regional Planning**



**Project title:** Project No. R2010-017979-(3) / Conditional Use Permit No. 201000169

**Lead agency name and address:** Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

**Contact Person and phone number:** Travis Seawards (213-974-6462)

**Project sponsor's name and address:** Paula Login (April's Trust), 26500 W. Agoura Blvd., Suite 326, Calabasas, CA 91302

**Project location:** 791 Latigo Canyon Road, Malibu, CA 90265  
*APN:* 4464010012 *USGS Quad:* Point Dume

**Gross Acreage:** 0.16 Acres

**General plan designation:** N/A

**Community/Area wide Plan designation:** N5 – Mountain Lands 5 (Santa Monica Mountains North Area Plan)

**Zoning:** A-1-5 (Light Agricultural – 5 Acre Minimum Required Lot Area) in the Santa Monica Mountains North Area Community Standards District (CSD)

**Description of project:** The project is a request for a Conditional Use Permit (CUP) to authorize the construction of a 3,213-square-foot single-family residence with an attached garage on a 0.16-acre parcel in the unincorporated Santa Monica Mountains North Area. The subject parcel is rectangular-shaped and has a northeast to southwest downward slope of 30% from Latigo Canyon Road to the rear property line. A 20-foot wide driveway off of Latigo Canyon Road leads to the 420-square-foot, two-car garage. There are an additional three residential levels that are built below the garage level, which is at-grade with Latigo Canyon Road, and the residence has a maximum height of 35 feet. There is a minimum five-foot setback on the north and south side of the residence, which comprise the side yards. Part of the side yard setbacks along the residence will be developed with a four-foot wide stairwell that is required by the County Fire Department. The back yard stretches approximately 88 to 97-feet from the back of the house to the rear property line and is proposed to be landscaped with native plants. The undeveloped subject property is zoned A-1-5 (Light Agricultural) and is designated an Antiquated Subdivision Area under the Santa Monica Mountains North Area Plan. The project is also located in the Zuma Canyon Significant Ecological Area (SEA #3 Buffer Area) and is also subject to the requirements of the Santa Monica Mountains North Area CSD. The subject parcel is bisected by the Malibu Coastal Zone boundary and is therefore subject to the Malibu Coastal Zone Local Coastal Plan, but the entirety of the residence is located in the Santa Monica Mountains North Area.

A single-family residence is permitted by-right in the A-1 Zone. However, per the requirements of the Santa Monica Mountains CSD, the subject parcel is part of an Antiquated Subdivision Area, and is therefore

required to obtain a CUP. Antiquated Subdivision Areas are small-lot subdivisions that were established in the 1920s before the application of the Subdivision Map Act and generally consist of smaller-sized parcels (usually under 5,000 square feet) than are required under current zoning standards. The proposed project is located in the Upper Latigo Small Lot Subdivision. The CSD requires a CUP for single-family residences in antiquated subdivisions to allow a review of projects for compatibility with surrounding land uses.

**Surrounding land uses and setting:** The subject property is an undeveloped residential lot in the Santa Monica Mountains North Area. The surrounding area is developed with low-density, single-family rural development or vacant, undeveloped rural mountainous land. The landscape is rugged and rural and the subject property is located in a Sensitive Ecological Area (SEA).

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
None	N/A

**Major projects in the area:**

<i>Project/Case No.</i>	<i>Description and Status</i>
None	

## Reviewing Agencies:

### *Responsible Agencies*

- ☐ None  
Regional Water Quality Control Board:  
☒ Los Angeles Region  
☐ Lahontan Region  
☐ Coastal Commission  
☐ Army Corps of Engineers

### *Trustee Agencies*

- ☐ None  
☒ State Dept. of Fish and Wildlife  
☐ State Dept. of Parks and Recreation  
☐ State Lands Commission  
☐ University of California (Natural Land and Water Reserves System)

### *Special Reviewing Agencies*

- ☐ None  
☒ Santa Monica Mountains Conservancy  
☐ National Parks  
☐ National Forest  
☐ Edwards Air Force Base  
☒ Resource Conservation District of Santa Monica Mountains Area  
☐

### *County Reviewing Agencies*

- ☒ DPW:  
- Land Development Division (Grading & Drainage)  
- Geotechnical & Materials Engineering Division  
- Watershed Management Division (NPDES)  
- Traffic and Lighting Division  
- Environmental Programs Division  
- Waterworks Division  
- Sewer Maintenance Division

### *Regional Significance*

- ☐ None  
☐ SCAG Criteria  
☐ Air Quality  
☐ Water Resources  
☒ Santa Monica Mtns. Area  
☐

- ☒ Fire Department  
- Forestry, Environmental Division  
- Planning Division  
- Land Development Unit  
- Health Hazmat  
☐ Sanitation District  
☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)  
☐ Sheriff Department  
☐ Parks and Recreation  
☐ Subdivision Committee  
☐

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

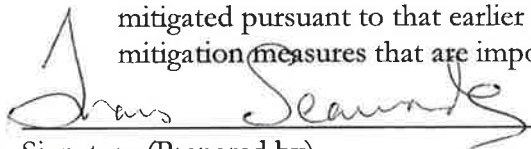
The environmental factors checked below would be potentially affected by this project.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Agriculture/Forest              | <input type="checkbox"/> Hazards/Hazardous Materials        | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Air Quality                     | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Utilities/Services                 |
| <input type="checkbox"/> Energy                          | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils                   |   |   |

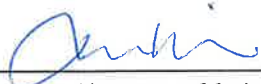
DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature (Prepared by)

12/17/13  
Date

  
Signature (Approved by)

12/17/13  
Date



## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

## 1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project is a request for a Conditional Use Permit (CUP) to authorize the construction of a 3,213-square-foot single-family residence with an attached garage on a 0.16-acre parcel in the unincorporated Santa Monica Mountains North Area. The undeveloped subject property is zoned A-1-5 (Light Agricultural) and is designated an Antiquated Subdivision Area under the Santa Monica Mountains North Area Plan. The project is also located in the Zuma Canyon Significant Ecological Area (SEA #3 Buffer Area) and is also subject to the requirements of the Santa Monica Mountains North Area CSD. The subject parcel is located in an area that is developed with low-density residential development in a rural setting.

The Santa Monica Mountains North Area Plan recognizes the general Santa Monica Mountains region as a scenic area. Latigo Canyon Road is itself not designated as an official scenic route or a route with scenic qualities under the North Area Plan. Therefore the project will have a Less Than Significant Impact on a scenic vista.

The nearest hiking trail to the project site is the Calabasas-Cold Creek Hiking Trail, which is approximately a quarter of a mile due south. There are several steeply-sloped and tree-covered ridges that separate the project site from this hiking trail, and therefore the project will not be visible or obstruct views from a hiking trail and impacts will be Less Than Significant.

The project site does not contain a historic building, contains no trees, and does not have any significant, scenic rock outcroppings. The site is also not located on a scenic highway. Therefore the proposed project's impact on these resources is expected to be Less Than Significant.

The project site is located on a portion of Latigo Canyon Road that runs along an undeveloped hillside. Along this portion of Latigo Canyon Road, there are very few existing residences. There is one residence

that is located further down slope from the project site that is accessed by a driveway off of Latigo Canyon, and on the northern site of Latigo Canyon Road, there are only a handful of other residences. In this respect, the project will potentially change the general visual character of this portion of Latigo Canyon Road as there is currently very little development that is visible from the road. However, the residence will be constructed and will conform to all regulations for single-family residences, including the 35 foot high height limit. In addition, the project site proposes to utilize native landscaping and drought-tolerant techniques that are compatible with the approved Fuel Modification plan for the site, and the entire outside of the house will be required to utilize natural or earth-tone coloring, so that the structure blends in to the natural landscape and further camouflages the residence. As such, the project's impacts to the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features will be Less Than Significant with Mitigation Incorporated.

The project will create a new source of shadows, light, or glare in the area. The project will be subject to the provisions of the Dark Skies Ordinance, which will minimize impacts of lights on the surrounding area. There are currently no structures adjacent to the project site that would be affected by any new shadows by the residence. Finally, the residence will utilize a wood shingle siding and is required to utilize natural, earth-tone colors that will reduce new sources of glare. As such, the project is expected to have a Less Than Significant Impact for creating a new source of shadow, light, or glare.

#### **Mitigation Measures**

- 1.1 Natural, earth-tone colors that blend with the natural landscape, materials that are fire-retardant. Vegetation must also comply with approved Fuel Modification Plan approved by Forestry Division.

## 2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Agricultural land is identified by the California Department of Conservation through the Farmland Mapping and Monitoring Program (FMMP), which produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Per the FMMP<sup>1</sup>, there is no agricultural land on or near the project site. Therefore, there would be no impacts to agricultural land as a result of implementation of the proposed project.

Agricultural Opportunity Areas (AOA's) are a County-level identification tool that identifies areas where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. There are no AOA's located on or near the project site.<sup>2</sup> Therefore, there would be no impacts to AOA's as a result of implementation of the proposed project.

The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. As such, there are no

<sup>1</sup> GIS-NET, "Farmland" layer, accessed 6/11/2013.

<sup>2</sup> GIS-NET, "Farmland" layer, accessed 6/11/2013.



agricultural Williamson Act contracts on the project site. Therefore, there would be no impact to Williamson Act contract lands as a result of implementation of the proposed project.

California Public Resources Code section 12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. California Public Resources Code section 51104(g) defines Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. The project site contains no trees and does not qualify as forest land, timberland, or a timberland production zone.<sup>3</sup> Therefore, there would be no impact to forest land, timberland, or timberland production zones from the implementation of the proposed project. Accordingly, the proposed project would not result in any potentially significant impact related to agricultural resources.

---

<sup>3</sup> GIS-NET, "National Forest" layer, accessed 6/11/2013.

### 3. AIR QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located in the South Coast Air Quality Management District (SCAQMD), which is responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. A project for a single-family residence on a lot that is zoned to allow for residential uses is a small-scale project and therefore would not conflict with or obstruct implementation of the air quality management plan of the SCAQMD and impacts are expected to be Less Than Significant.

The project will involve the construction of a new single-family residence, but construction activities related to a single-family home are not large in scope. Additionally, single-family residences do not create substantial new sources of automobile trips or other issues that create substantial new sources of air pollutants. Therefore the project is not expected to result in a change to the physical environment of the area and as such, the proposed project would not violate any applicable federal or state air quality standard or substantially contribute to an existing air quality violation, exceed any South Coast AQMD threshold, or otherwise result in a cumulatively considerable net increase of any criteria pollutant. However, it should be noted that the region is currently in non-attainment for several criteria pollutants. Therefore, implementation of the proposed project would result in Less Than Significant impacts related to federal and state air quality standards.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that are more susceptible to poor air quality. AQMD Rule 402, which states "A person shall not discharge from

any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.”

The project is located in an area that is developed with low-density, rural single-family development or vacant and rugged rural land. Other than sparse residential development, there are no other sensitive uses in the area. The project will involve the construction of a new single-family residence, but construction activities related to a single-family home are not large in scope. Additionally, single-family residences do not create substantial new sources of automobile trips or other issues that create substantial new sources of air pollutants. Therefore the proposed project is not expected to increase exposure of sensitive receptors to substantial pollutant concentrations and impacts are expected to be Less Than Significant.

Single family residences can be sources for new odors, such as backyard barbeques or fumes from yard maintenance equipment such as lawn mowers. However, these are not considered substantial sources of objectionable odors. Additionally, the surrounding area is sparsely populated and therefore the project is not expected produce new sources of objectionable odors to a substantial number of people and impacts would be Less Than Significant.

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?**

**g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?**

☐☐☐☒

The project site is located in the Zuma Canyon SEA (#3 Buffer Area) and as the site is an undeveloped parcel, there is a potential impact to biological resources from the project. Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Game (now Fish and Wildlife) created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California. The County's primary mechanisms to conserve biological diversity are identification tools and planning overlays called Significant Ecological Areas (SEA) in most of the unincorporated county and Sensitive Environmental Resource Areas (SERA) in the coastal zone segment within the unincorporated Santa Monica Mountains. SEAs and SERAs identify ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

According to CNDDB, the coastal whiptail (lizard) and the coast horned lizard are known to have habitat in the area around the subject property. The Regional Planning Staff Biologist conducted a site visit of the property and did sight a woodrat nest, presumably of the special-status San Diego desert woodrat (*Neotoma lepida intermedia*). Additionally, active nests of breeding bird species, including special-status bird species, are potentially present seasonally within 300 ft. of project construction areas, and a stream course is located approximately 160 ft. south of the project site. Therefore, the project has the potential to impact species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS. The project was brought before the Significant Ecological Technical Advisory Committee (SEATAC) on March 4, 2013 and mitigation measures were identified (see below) that would make the project impacts Less Than Significant with Mitigation Incorporated.

The project site is not located in any sensitive natural communities,<sup>4</sup> such as riparian habitat, coastal sage scrub, oak woodlands, or non-jurisdictional wetlands as identified by CDFG or USFWS and impacts are therefore expected to be Less Than Significant.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." The project site is not located on or near any wetlands<sup>5</sup>, and therefore the project will not have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code §1600, et seq. through direct removal, filling, hydrological interruption, or other means and No Impacts will occur.

<sup>4</sup> GIS-NET, "Environmental Resources" layer, accessed 6/12/2013.

<sup>5</sup> GIS-NET, "Land and Water Features" layer, accessed 2/27/2013.



The project site does not have any migratory fish or wildlife corridors<sup>6</sup>, and therefore the project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. Wildlife nursery sites are limited to active nests of breeding bird species, which are likely to be present seasonally within 300 ft. of proposed construction. With implementation of proposed mitigation measures impacts to active nests of breeding birds are therefore expected to be Less Than Significant with Mitigation Incorporated.

The project site does not contain any oak trees or other unique native trees, as verified by a site visit by the Staff biologist. Therefore the project will not convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise impact oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.).

The project site is not located near a Wildlife Reserve Area, does not contain Oak Trees and is not located in a SERA and will therefore not conflict with any policies or ordinances for these areas. The project site is an undeveloped parcel, and therefore there is a potential impact to environmental resources from the project. The project was brought before the Significant Ecological Technical Advisory Committee (SEATAC) on March 4, 2013 and mitigation measures were identified (see below) that would make the project impacts Less Than Significant with Mitigation Incorporated.

The project site is not located in an area that has an adopted state, regional, or local habitat conservation plan and there are no adopted local habitat conservation plans in the County. Therefore there are no impacts to conservation plans from the proposed project.

### **Mitigation Measures**

- 4.1 Active nests of breeding bird species are protected by the federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3513. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall therefore be prohibited from February 1 through August 31, unless a biological monitor from the approved list of consultants certified to prepare SEATAC biological reports surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted weekly on the subject property within 500 feet of disturbance areas beginning no later than 30 days prior and ending no earlier than 3 days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Standard limits of avoidance are 500 ft. for raptors and 300 ft. for other bird species; these may be reduced where site conditions allow, subject to approval by the California Department of Fish & Wildlife and the County of Los Angeles. Limits of avoidance shall be demarcated with fencing. The project proponent shall record the results of the surveys and recommended

---

<sup>6</sup> GIS-NET, "Land and Water Features" layer, accessed 2/27/2013.

protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

- 4.2 Prior to issuance of a building permit, a qualified biologist shall be retained by the applicant as the biological monitor from the approved list of consultants certified to prepare SEATAC biological reports. The biological monitor shall ensure that impacts to sensitive biological resources are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. Before the earthmoving activities can commence, the biological monitor shall be present to relocate any special-status vertebrate appearing on the Special Animals List (California Department of Fish & Game, 2011) that the biological monitor has identified in his pre-grading survey to an appropriate off-site location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.
- 4.3 Prior to the issuance of a building permit, a landscaping plan shall be submitted to the Department of Regional Planning for review and approval. All landscaping shall utilize only locally-indigenous species or varieties sourced from material originating within the same ecoregion as the project.
- 4.4 Security fencing immediately adjacent to the residential structure is permissible; however, any perimeter fencing (i.e., extending to the property boundaries) must be of an open design, such as split rail, that allows for wildlife movement across the property.
- 4.5 Woodrat San Diego Desert woodrat (*Neotoma lepida intermedia*) nests encountered within the disturbance footprint shall be demolished by hand, and woodrats shall be allowed to passively escape prior to commencement of construction activity within the occupied areas.

## 5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The County of Los Angeles does not currently have a mechanism to designate and protect historic resources. Historic buildings and locations are designated by the State of California or the federal government. At present, there are no historical resources that are located on or adjacent to the project site.<sup>7</sup> Therefore the project is not expected to impact historic resources on or near the project site. Therefore, the impacts are expected to be Less Than Significant.

The project site does not contain any known significant archeological, paleontological, or geological resources, nor are there any known formal or informal cemeteries on or near the project site.<sup>8</sup> Therefore, no archaeological, paleontological or geological resource or human remains are expected to be disturbed or adversely affected by the proposed project. As such, the proposed project would not cause a substantial adverse change to archaeological, paleontological or geological resources pursuant to CEQA Guidelines and impacts are Less Than Significant.

<sup>7</sup> Los Angeles County General Plan

<sup>8</sup> Los Angeles County General Plan

## 6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The County's Green Building Program was established in 2008 and created green building development standards for new projects with the intent of conserving water; energy, and other natural resources as well as diverting waste from landfills, minimizing impacts to existing infrastructure, and promoting a healthier environment. All new development in the County must comply with Green Building Standards, as applicable, and thus the proposed project will not conflict with the requirement. The project proposes a single-family residence design that will be built to CalGreen Building Code standards, which will mitigate impacts related to hazardous construction materials, dust, glare, noise and energy. The project will also implement Low Impact development (LID) standards for drainage and runoff/erosion control, and will have an onsite septic system with access from Latigo Canyon Road acceptable to the Department of Public Health. Therefore impacts related to energy are expected to be Less Than Significant.

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. The County's Green Building Program serves to meet these goals. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In addition, on January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices.

As the proposed project must comply with all relevant green and energy standards, impacts would be less than significant and will be constructed to CALGreen Building Code Standards. Therefore the project will not involve the use of inefficient energy resources and impacts are expected to be Less Than Significant.



## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Southern California is susceptible to potential seismic hazards due to the existence of numerous faults throughout the region. This presents overall risks for damages to new and existing buildings as well as infrastructure. The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan also prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

There are no fault traces or liquefaction areas that have been identified on or adjacent to the project site, so the impacts from these hazards are expected to be Less Than Significant. However, the site is located in a landslide zone,<sup>9</sup> and therefore the project does have the potential to expose people and structures to adverse effects of landslides. The applicant states that no grading is involved with the project. The applicant obtained an Erosion and Geotechnical Instability Statement from Professional Geotechnical Consultants, Inc., who reviewed the project site states that the subject property consists of a descending hillside comprised of Conejo Volcanic bedrock, and that the bedrock is covered by a thin soil layer of silty clay with gravel. The report states that a surficial slope stability was performed and found that these materials and the subject property are grossly stable and not subject to erosion or geologic instability. Therefore the impacts related to landslides are expected to be Less Than Significant, and the project is not expected to result in substantial soil erosion or be located on a geologic unit of soil or expansive soil that is unstable or would become unstable as a result of the project, and these impacts are expected to be Less Than Significant as well.

The project does propose the use of an on-site wastewater treatment system. As stated in the Geotechnical Instability Report, the subject property was found to contain stable soils. Additionally, on-site wastewater treatment systems are regulated by the County Department of Public Health and as a condition of approval, the project and on-site wastewater treatment system will be required to meet all of these regulations as required. Therefore the impacts related to soils for on-site wastewater treatment systems are expected to be Less Than Significant.

There are no fault traces or liquefaction areas that have been identified on or adjacent to the project site, so the impacts from these hazards are expected to be Less Than Significant. However, the site is located in a landslide zone,<sup>10</sup> and therefore the project does have the potential to expose people and structures to adverse effects of landslides. The applicant obtained an Erosion and Geotechnical Instability Statement from Professional Geotechnical Consultants, Inc., who reviewed the project site states that the subject property consists of a descending hillside comprised of Conejo Volcanic bedrock, and that the bedrock is covered by a thin soil layer of silty clay with gravel. The report states that a surficial slope stability was performed and found that these materials and the subject property are grossly stable and not subject to erosion or geologic instability. Therefore the impacts related to landslides are expected to be Less Than Significant, and the project is not expected to result in substantial soil erosion or be located on a geologic unit of soil or expansive soil that is unstable or would become unstable as a result of the project, and these impacts are expected to be Less Than Significant as well.

Hillside Management Areas are identified by the County as areas that have a slope of 25 percent or greater.

---

<sup>9</sup> GIS-NET, "Fault Trace" layer, accessed 2/27/13.

<sup>10</sup> GIS-NET, "Fault Trace" layer, accessed 2/27/13.

The project site is in a Hillside Management Area and the entire parcel is over 25 percent slope. As such, the project is subject to the provisions and must meet the Burden of Proof requirements for the Hillside Management Ordinance. The Ordinance requires that the project:

- Is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.
- Is compatible with the natural, biotic, cultural, scenic and open space resources of the area.
- Is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.
- Demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

The project is located in a Very High Fire Hazard Severity Zone.<sup>11</sup> The Los Angeles County Fire Department is requiring standard sprinkler systems and fuel modification standards for the project site. The Fire Department is also requiring a five-foot wide access path and stairwells around the perimeter of the residence to mitigate impacts from fire hazards. In addition, all projects in the County are required to have adequate fire flow and water pressure, or upgrade the system to meet the required standards of the Fire Department. Therefore, with these measures in place, the proposed project is not expected to expose people or structures to a significant risk of loss, injury, or death involving fires in high fire hazard areas and impacts are expected to be Less Than Significant. The project has also been reviewed by SEATAC, which provided mitigation measures that when implemented will make the project compatible with the natural and biotic resources in the area. As a single-family residence, the project is also not expected to place undue costs on the total community and is consistent with the General Plan and zoning designation for the parcel, which allows for the construction of a single-family residence. Finally, through mitigation measures provided for the Aesthetics section, the residence is required to use natural native landscaping and drought-tolerant techniques, and the entire outside of the house will be required to utilize natural, earth-tone colors that further camouflage the residence.

In addition to meeting the Burden of Proof for the Hillside Management Ordinance, the project site is required to maintain at least 70 percent of the site as open space. The project meets this requirement as the building structure covers approximately 28 percent of the total lot area. As such, the project meets all the requirements of the Hillside Management Ordinance and impacts are expected to be Less Than Significant.

---

<sup>11</sup> GIS-NET, "Airport Influence Areas" layer, accessed 7/24/2013.

<sup>12</sup> GIS-NET, "Very High Fire Hazard Severity Zone" layer, accessed 7/24/2013.

## 8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The construction of a new single-family residence will generate new GHG emissions. Construction activities and the use of large mechanical equipment are sources of greenhouse gas emissions, and residents of single-family homes are the source of new car trips that also produce greenhouse gas emissions. However, the scale of these emission sources from a single-family home is small, and the project is not expected to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and the project is not expected to be in conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts are expected to be Less Than Significant.

## 9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) within an area with inadequate water and pressure to meet fire flow standards?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard?             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

Construction activities generally include the temporary use of some hazardous materials, but the project, a single-family residence, is small in scale and will be constructed to California Green Code standards. Additionally, the project will not include the storage of any hazardous materials above or beyond normal household supplies, such as cleaning fluids. Therefore the project is not expected to create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials, or create a significant hazard to the public or environment through reasonable foreseeable upset and accident conditions involving hazardous materials. Therefore the project impacts are expected to be Less Than Significant.

The project site is located in an area that is developed with low-intensity, rural single-family development. A single-family home is not considered a use that emits hazardous emissions or handles hazardous materials and substances above and beyond normal household supplies, such as cleaning fluids. Any hazardous material use during construction activities will be small in scale and used only on a temporary basis. Therefore the project is not expected to emit hazardous emissions or handle acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses, and projects are Less Than Significant.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including the Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. The project site is not located on any property identified by Envirostar and therefore is not expected to create a significant hazard to the public or the environment. Therefore, impacts would be less than significant.

The project site is not located within an airport land use plan, within two miles of a public use airport, or within the vicinity of a private airstrip<sup>11</sup>. Therefore the project would not result in a safety hazard for people residing or working near an airport or private airstrip and there are No Impacts.

The project is the construction of a single-family home on a parcel that is zoned for residential uses. The project therefore does not propose development that was not anticipated for the site. Therefore, the project is not expected to impair implementation of, or physically interfere with, an adopted emergency plan or



emergency evacuation plan and impacts are expected to be Less Than Significant.

The project is located in a Very High Fire Hazard Severity Zone.<sup>12</sup> The Los Angeles County Fire Department is requiring standard sprinkler systems and fuel modification standards for the project site. The Fire Department is also requiring a five-foot wide access path and stairwells around the perimeter of the residence to mitigate impacts from fire hazards. In addition, all projects in the County are required to have adequate fire flow and water pressure, or upgrade the system to meet the required standards of the Fire Department. Therefore, with these measures in place, the proposed project is not expected to expose people or structures to a significant risk of loss, injury, or death involving fires in high fire hazard areas and impacts are expected to be Less Than Significant.

The project is the construction of a single-family home on a parcel that is zoned for residential uses and is surrounded by low-intensity, rural single-family development. Single-family homes are not considered to constitute a potentially dangerous fire hazard and therefore impacts from the project are expected to be Less Than Significant.

DRAFT

---

<sup>12</sup> GIS-NET, "Airport Influence Areas" layer, accessed 7/24/2013.

<sup>12</sup> GIS-NET, "Very High Fire Hazard Severity Zone" layer, accessed 7/24/2013.

## 10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Use onsite wastewater treatment systems in areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| j) Otherwise substantially degrade water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Point sources of pollutants are singular locations at which pollutants are emitted into a water resource and non-point sources are uses where pollutants are emitted across a broad area and eventually make their way into a water body. The project is required to comply with the water quality requirements in the Basin Plan prepared by the Los Angeles Regional Water Quality Control Board. Additionally, all future development would be required to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES), under which Los Angeles County is a permittee. These water quality regulations are designed to minimize the impact of point and non-point sources of pollution sources that emanate from development. Therefore the project is not expected to violate any water quality standards or waste discharge requirements and impacts are Less Than Significant.

The project is the construction of a single-family residence. The residence will be constructed to required California Green Code building standards. The project also has received a Conditional Statement of Water Service from the Las Virgennes Water District. Therefore the project is not expected to substantially deplete groundwater supplies or interfere with groundwater recharge such that there would result in deficit to the groundwater table and impacts are Less Than Significant.

The project site does not contain any streams or rivers.<sup>13</sup> The site is currently undeveloped. Therefore the project will alter the existing drainage pattern of the site, and will also increase the amount of surface runoff from the site as there are 2,507 square feet of new impermeable surface being created. All projects must comply with all applicable NPDES requirements. The project is also required to comply with Low Impact Development standards for small scale residential projects and proposes to manage drainage and surface runoff. Therefore the project is not expected to result in substantial erosion or siltation on or off-site, increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or generate construction or post-construction runoff that would violate applicable stormwater

<sup>13</sup> GIS-NET, "River, Channel, or Stream" layer, accessed 7/24/2013.

NPDES permits or significantly affect surface water or groundwater quality. Impacts are therefore Less Than Significant.

Areas of Special Biological Significance (ASBS) are designated by the State Water Resources Control Board. In Los Angeles County, ASBSs exist in the ocean waters along the coast of the City of Malibu and around Santa Catalina Island.<sup>14</sup> The project site is located in the Santa Monica Mountains and is upstream from the Malibu coastline. However, single-family residences are not considered to be significant point or non-point sources of pollutant discharges, and the site is required to comply with all applicable LID development standards and NPDES requirements. Therefore the project is not expected to affect any ASBS and impacts are Less Than Significant.

The project involves the use of an on-site wastewater treatment system. The system is a Micro Septic Enviroserver ES6 Treatment System and is approved by the County Department of Public Health. The project site is not located near a river, stream, channel or other surface water, and a Geotechnical Instability Statement that was submitted with the project states that the subject property is grossly and surficially stable. In addition, the applicant is required to complete a feasibility report prior to any construction in accordance with the requirements for on-site wastewater treatment systems as specified by the County Department of Public Health. Therefore, with this mitigation measure, the impacts from the on-site wastewater treatment system to water and hydrology are expected to be Less Than Significant with Mitigation Incorporated.

The Federal Emergency Management Agency (FEMA) prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event. The project site is not located in a FEMA Flood Zone, a 100-year flood zone,<sup>15</sup> in a dam inundation area, or an area subject to inundation by seiche, tsunami, or mudflow.<sup>16</sup> Therefore, no impacts are expected related to hazards for flood zones, floodways, dam failures and inundations, seiches, tsunamis, or mudflows.

---

<sup>14</sup> California State Water Resources Control Board, California's Areas of Special Biological Significance, website: [http://www.waterboards.ca.gov/water\\_issues/programs/ocean/asbs\\_map.shtml](http://www.waterboards.ca.gov/water_issues/programs/ocean/asbs_map.shtml), map, accessed 2/27/2013.

<sup>15</sup> GIS-NET, "FEMA Flood Zone" layer, accessed 7/25/2013.

<sup>16</sup> GIS-NET, "Dam Inundation" layer and "Tsunami Inundation Zone" layer, accessed 7/25/2013.



## 11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Physically divide an established community?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>c) Be inconsistent with the County zoning ordinance as applicable to the subject property?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is zoned to allow residential uses and is located in an area that is developed with low-intensity, rural single-family development. Therefore the project will not physically divide an established community and there are No Impacts. The project is subject to the provisions for single-family residences as outlined in the Santa Monica Mountains North Area Plan and for the A-1-5 Zone, and the project is compliant with all development standards. The subject property is designated N5 – Mountain Lands 5 by the Santa Monica Mountains North Area Plan. Areas with this designation are suitable for rural, low intensity or single-family residential development at a maximum density of one dwelling unit per five acres. The proposed project does not meet the intent of this development density criterion as the subject parcel is not five acres. However, the subject parcel is designated an Antiquated Subdivision Area by the Santa Monica Mountains CSD. As such, the subject parcel is recognized as a legally established residential lot and therefore a residential structure is allowed on the parcel and would be considered consistent with the N5 land use designation. Therefore the project is consistent with the General Plan, local land use plan, and the zoning code and impacts are Less Than Significant.

The project is located in an SEA. As described in detail in the Biological Resources Section, the project site is located in the Zuma Canyon SEA (#3 Buffer Area) and as the site is an undeveloped parcel, there is a potential impact to biological resources from the project. The project was brought before the Significant Ecological Technical Advisory Committee (SEATAC) on March 4, 2013 and mitigation measures were identified that would make the project impacts Less Than Significant with Mitigation Incorporated. Adherence to the mitigation measures outlined in the Biological Resources Section would make the project Less Than Significant with Mitigation Incorporated and therefore the project will not impact or conflict with the SEA Ordinance.

The project is located in a Hillside Management Area. As described in detail in the Geology and Soils Section, the project site complies with the Hillside Management Burden of Proof and with attached Hillside Management Ordinance Conditions of Approval, the project is compliant with the ordinance and therefore will not impact or conflict with the Hillside Management Ordinance.



## 12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally-significant aggregate and mineral resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s). According to the General Plan for Los Angeles County, there are no known mineral resources located in the project area.<sup>17</sup> Additionally, according to the California State Department of Conservation, Division of Mines and Geology, there are no known aggregate resource areas in the project area.<sup>18</sup> Therefore, the proposed project will not result in the loss of availability of a known mineral resource or mineral resource of local importance that would be of value to the region and the residents of the State as delineated on a local general plan, specific plan, or other land use plan. No impacts would occur.

<sup>17</sup> GIS-NET, "Special Management Areas" layer, accessed 7/25/2013.

<sup>18</sup> California Department of Conservation, California Geological Survey, Aggregate Availability in California, map, website: [http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS\\_52\\_map.pdf](http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS_52_map.pdf), accessed 7/25/2013.

### 13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

All development must comply with all applicable provisions of Title 12 of the Los Angeles County Code or the General Plan Noise Element. A single-family residence is not considered a major source of noise generation. Therefore the project is not expected to expose persons, or generate noise in excess of any applicable County noise standards, and the project is not expected to create a substantial permanent increase in ambient noise levels in the project vicinity and impacts are expected to be Less Than Significant.

Amplified sound systems are not a component of the proposed project. Activities related to the construction of the residence, however, will cause a temporary increase in ambient noise levels and may also cause the generation of excessive groundborne vibration and noise levels. Noise from the construction of the single-family residence will be temporary in nature and must comply with County noise standards for construction. Therefore impacts related to groundborne vibrations and periodic increases in ambient noise levels are expected to be Less Than Significant.

There is no adopted airport land use plan, public airport, or known private airstrip near the project site<sup>19</sup>. Thus, the project is not expected to expose people residing or working in the project area to excessive noise levels from airports and airstrips and impacts are less than significant.



---

<sup>19</sup> GIS-NET, "Airport Influence Area" layer, accessed 7/25/2013.

## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The proposed project does not propose changes to land use designations, zoning, or existing housing regulations. A single-family residence on the project site will not require new infrastructure, such as a new road, will not displace substantial numbers of existing housing or affordable housing, and will not displace a substantial number of people. Therefore there are no impacts.

The subject parcel is currently undeveloped and is zoned for residential uses, so some new population will be added to the area. However, The project is not expected to induce substantial population growth in the area and is not expected to cumulatively exceed official regional or local population projections. Therefore impacts are expected to be Less Than Significant.



## 15. PUBLIC SERVICES

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
---	--	---	----------------------

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?  
 Sheriff protection?  
 Schools?  
 Parks?  
 Libraries?  
 Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LAFD), which has 22 battalions providing services to 58 cities and the whole unincorporated area of Los Angeles County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County. The Fire Department uses national guidelines of a 5-minute response time for the first-arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas, and 8-minute response time for first-arriving unit and 12 minutes for advanced life support (paramedic) unit in suburban areas. The City of Malibu and Santa Monica Mountains is a mix of urban and suburban area. The project is located in a Very High Fire Hazard Severity Zone as well as a County Fire Department fire protection mitigation fee service area. This fee serves as mitigation for fire protection services and therefore the impacts are Less Than Significant.

The proposed project is for a single-family residence in an area zoned for residential uses. As such, impacts related to the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire services from the proposed project are expected to be less than significant.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves. The proposed project is for a single-family residence in an area zoned for residential uses, and single-family residences are not considered sources of high crime. Therefore impacts related to the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objective are expected to be less than significant.

The proposed project is for a single-family residence in an area zoned for residential uses and as such is not considered a source for significantly inducing population growth. Therefore impacts to public school systems are expected to be Less Than Significant.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. The proposed project is for a single-family residence in an area zoned for residential uses and as such is not considered a source for significantly inducing population growth, and therefore would not result in a significant increase in demand for public park sites or services. Therefore impacts are expected to be less than significant.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. The proposed project is for a single-family residence in an area zoned for residential uses and as such is not considered a source for significantly inducing population growth. The project is therefore not expected to put increased demands on library or any other public services. Therefore impacts are expected to be less than significant.

DRAFT

## 16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A project to construct a single-family residence is not expected to significantly contribute to increased population growth to the area. Therefore, the project is not expected to induce any new population growth that would affect neighborhood, regional parks, or other recreational facilities and is not expected to have an adverse physical effect on the environment. Therefore, the impacts related to the proposed project are expected to be less than significant.

The project site is located on a zone that allows for low density residential development. The project is required to set aside at least 70 percent of the site for open space, and a single-family residence in this area would not interfere with regional open space connectivity, and the project would also not be inconsistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland. Therefore, there are no expected impacts to these resources.

## 17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A project to construct a single-family residence is not expected to significantly contribute to increased population growth to the area and is not a contributor to a significant increase in traffic trips. Thus no additional demand for transportation services is expected, and the project is not expected to interfere with any measure of effectiveness for the performance of the circulation system. All future development on the site will continue to be required to comply with all current policies and regulations as maintained by the Department of Public Works relating to traffic and all modes of transportation, including policies that establish measures of effectiveness for the performance of the circulation system. Therefore, impacts are expected to be less than significant.

The Congestion Management Plan (CMP) for Los Angeles County is administered by the Los Angeles County Metropolitan Transportation Authority. The CMP monitors the relationship between land use and



transportation at numerous intersections, freeway segments, and rail corridors. The project for the construction of a single-family residence is not expected to induce new population growth or result in new development in the area, and thus, would not require the construction of any new transportation infrastructure or generate a significant amount of new traffic trips after construction of the residence is completed. Accordingly, the proposed project would not exceed thresholds for a CMP Congestion Impact Analysis. Additionally, all future development will continue to be required to comply with the County CMP and therefore impacts are expected to be less than significant related to exceeding the CMP Transportation Impact Analysis thresholds. For the same reasons, it is expected that the proposed project will have less than significant impacts related to any conflicts with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link).

There are no public airports or known private airstrips near the project site. The proposed project, a single-family residence, would not result in any development that either increases demand for air travel services or results in the development of structures sufficiently tall that flight paths need to be altered or necessitates a change in location that results in substantial safety risks. Impacts would be less than significant.

The project does propose a design where portions of the stairwells located on each side of the residence will be built into the dedicated right-of-way for Latigo Canyon Road. The project must comply with all applicable Department of Public Works access requirements and the applicant is required to dedicate slope and drainage easements along Latigo Canyon Road, acquire street improvement plan approval or direct check status before obtaining a grading/drainage permit, execute an encroachment covenant for the proposed stairways and any other private improvements that has been allowed to temporarily encroach within the public right-of-way. The applicant will also be required to provide a feasible design for the future relocation of any encroaching improvements due to future widening of the roadway. Approved street improvement plans and an executed Agreement to Improve for the street improvements will be necessary prior to issuance of a building permit.

In addition, the proposed driveway for bridge must be constructed outside of the road right-of-way, including the footing and abutment, and the driveway will be restricted to a right-turn ingress and egress only. Adherence to these measures will further address impacts related to a substantial increase in hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), and impacts related to the provision of adequate emergency access would be Less Than Significant Impact.

The project for the construction of a single-family residence is not expected to induce new population growth or result in new development in the area. Therefore the proposed project would not conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts and bicycle racks). All future development on the site will continue to be required to comply with all applicable policies and regulations contained in other transportation plans, and therefore impacts are expected to be less than significant.

## 18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project involves the construction of a single-family residence with an on-site wastewater treatment facility. The project also has a will-serve letter from the Las Virgennes Water District. Therefore the proposed project is not expected to induce population growth or new development in the area and therefore the project is not expected to increase any demand for water or sewer services in the area. The project site is under the jurisdiction of the Los Angeles Regional Water Quality Control Board. All future development that would occur after implementation of the proposed project would continue to be required to comply with the water quality requirements in the Basin Plan for the Los Angeles Regional Water Quality Control Board.

The construction of the single-family residence must comply with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) and Drought-Tolerant Landscaping Ordinance (L.A. County Code, Title 21, §21.24.430 and Title 22, Ch. 52, Part 21). The project proposes a single-family residence design that will be built to CalGreen Building Code standards, which will mitigate impacts related to hazardous construction materials, dust, glare, noise and energy. The project will also implement Low Impact development (LID) standards for drainage and runoff/erosion control, and will have an onsite septic system with access from Latigo Canyon Road acceptable to the Department of Public Health. Therefore, impacts related to water supply, wastewater capacity, and stormwater drainage is expected to be less than significant.

The project involves the construction of a single-family residence with an on-site wastewater treatment facility. Therefore the proposed project is not expected to induce population growth or new development in the area. As such, the project is not expected to increase any demand for energy or utility services in the area. Therefore, the impacts to energy and solid waste services are expected to be less than significant.

DRAFT

## 19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The project site is located in the Zuma Canyon SEA (#3 Buffer Area) and as the site is an undeveloped parcel, there is a potential impact to biological resources from the project. The project was brought before the Significant Ecological Technical Advisory Committee (SEATAC) on March 4, 2013 and mitigation measures were identified (see Biological Resources Section) that would make the project impacts Less Than Significant with Mitigation Incorporated. As such, the project is not expected to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, or endanger any other biological or environmental resource.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project is a request to construct a single-family residence. Mitigation measures have been added to the project to mitigate any impacts to aesthetics, biological resources, hillside resources and traffic, which will ensure long-term environmental goals for the area are achieved. Therefore, the project will not significantly impact any long-term environmental goals for the project site or surrounding area.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project is a request to construct a single-family residence. Single-family residences are not considered as significant contributors to population growth or an increase demand on utility, public service, or energy service systems. As such, the proposed project is not expected to increase any demand for public services or have cumulative impacts on the environment, and therefore impacts are expected to be less than significant.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------



As discussed in this Initial Study, the proposed project would not result in any environmental effects which will cause substantial adverse effects to human beings. Impacts related to adverse effects on human beings, either directly or indirectly, with all mitigation incorporated, would be less than significant.



**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2010-01797-(3) / PERMIT NO.201000169 / ENV NO. 201000139**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Natural, earth-tone colors that blend with the natural landscape, materials that are fire-retardant. Vegetation must also comply with approved Fuel Modification Plan approved by Forestry Division.	Pre-approval needed on residence color, construction materials, and landscaping plan to be reviewed and approved by staff biologist and Forestry.	Pre- construction	DRP and Fire	DRP
4.1	Biological Resources	federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3513. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall therefore be prohibited from February 1 through August 31, unless a biological monitor from the approved list of consultants certified to prepare SEATAC biological reports surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted weekly on the subject property within 500	Construction activities prohibited February 1 through August 31 unless a Biological Monitor is hired	February 1 - August 31	DRP	DRP
4.2	Biological Resources	Pursuant to Measure 4.1, prior to issuance of a building permit, a qualified biologist shall be retained by the applicant as the biological monitor from the approved list of consultants certified to prepare SEATAC biological reports. The biological monitor shall ensure that impacts to sensitive biological resources are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. Before the earthmoving activities can commence, the biological monitor shall be present to relocate any special-status vertebrate appearing on the Special Animals List (California Department of Fish & Game, 2011) that the biological monitor has identified in his pre-grading survey to an appropriate off-site location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are	Hiring of Biological Monitor	Pre issuance of Building Permit	DRP	DRP

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2010-01797-(3) / PERMIT NO.201000169 / ENV NO. 201000139**

4.3	Biological Resources	Prior to the issuance of a building permit, a landscaping plan shall be submitted to the Department of Regional Planning for review and approval. All landscaping shall utilize only locally-indigenous species or varieties sourced from material originating within the same ecoregion as the project.	Approval of landscaping plan by staff Biologist	Prior to issuance of building permit and final fuel mod plan approved by Fire	DRP	DRP
4.4	Biological Resources	Security fencing immediately adjacent to the residential structure is permissible; however, any perimeter fencing (i.e., extending to the property boundaries) must be of an open design, such as split rail, that allows for wildlife movement across the property.	Any fencing must be of open design	Pre-approval and post construction of residence.	DRP	DRP
4.5	Biological Resources	Woodrat (San Diego Desert woodrat ( <i>Neotoma lepida</i> intermedia)) nests encountered within the disturbance footprint shall be demolished by hand, and woodrats shall be allowed to passively escape prior to commencement of construction activity within the occupied areas. Plan must be approved by DPW.	Appropriate handling of any woodrat nests	During construction	DRP	DRP
10.1	Hydrology & Water Quality	Prior to the construction of the proposed buildings and installation of the OWTS, the applicant shall complete a feasibility report in accordance with the requirements specified in the document titled, "The Professional Guide to Requirements and Procedures for the OWTS" to include the present and 100% future expansion dispersal systems and shall submit to the Program for review and final approval.	The applicant shall submit a feasibility report as specified in the Dept. of Public Health-Land Use program report dated January 11, 2013	Prior to construction	Applicant	DPH-Land Use Program
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

Suzy Davis Mantee

23908 A De Ville Way  
Malibu, CA 90265

Travis Seawards, Planner  
Los Angeles County Department Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Re: Support for Project No. R2010-01797-(3); CUP 201000169; 791 Latigo Canyon,  
Malibu, California

To whom it may concern:

As a long time Malibu resident, I care about my community. The project to be heard by the Planning Commission for a home to be built at 791 Latigo Canyon should be approved. I understand that the project will not require any grading, is using an enhanced wastewater treatment system, is adequate in size and shape to accommodate the yards, walls, fences, and parking, and is serviced by public and private facilities. It will be a wonderful addition to the neighborhood. Please approve the home at 791 Latigo Canyon.

Sincerely,



Suzy Davis Mantee





## **Travis Seawards**

---

**From:** Andrew Swift [andrewswift@malibubeachside.com]  
**Sent:** Tuesday, January 28, 2014 5:17 PM  
**To:** Travis Seawards  
**Subject:** Approval letter regarding 791 Latigo Canyon, Project # R2010-01797-#(3) CUP201000169

Travis Seawards, Planner  
Los Angeles County Department Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Re: 791 Latigo Canyon, Project # R2010-01797-(3) CUP 201000169

Dear Mr. Seawards:

I respectfully ask that you approve a project to be heard by the Planning Commission for a home to be built at 791 Latigo Canyon. I have knowledge that the project will not require any grading, and an enhanced wastewater treatment system will be used.

Also, the house is adequate in size and shape to accommodate the yards, walls, fences, and parking, and is serviced by public and private facilities.

I believe that it will be a wonderful addition to the neighborhood.

Please approve the home at 791 Latigo Canyon.

Thank you.

Sincerely,

**Andrew Swift**  
**20836 PCH**  
**Malibu, CA 90265**

## Travis Seawards

---

**From:** Charlene Simpson [charlenemilestones@hotmail.com]  
**Sent:** Tuesday, January 28, 2014 4:04 PM  
**To:** Travis Seawards  
**Subject:** Approval letter regarding 791 Latigo Canyon, Project # R2010-01797-#(3) CUP201000169

Charlene Milestones  
32420 Pacific Coast Hwy.  
Malibu CA 90265

Travis Seawards, Planner  
Los Angeles County Department Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Re: 791 Latigo Canyon, Project # R2010-01797-(3) CUP 201000169

To whom it may concern:

I understand that the project to come before the Planning Commission is for a home to be built at 791 Latigo Canyon. I would like to voice my approval of said project. Taking into consideration all of the beautiful natural surroundings of the Santa Monica Mountains, it is well-designed and ecologically sensitive. I also understand that it has been approved by the Fire, Health and Safety, and Public Works agencies; and I believe it shall be a wonderful addition to the surrounding homes and neighborhood.

Please approve the home at 791 Latigo Canyon.

Signed: Charlene Milestones

## Travis Seawards

---

**From:** Jan Swift [janswift@live.com]  
**Sent:** Tuesday, January 28, 2014 4:51 PM  
**To:** Travis Seawards  
**Subject:** Approval letter regarding 791 Latigo Canyon, Project # R2010-01797-#(3) CUP201000169

Jan Swift  
Box 1055  
Malibu, CA 90265  
January 28, 2014

Travis Seawards, Planner  
Los Angeles County Department Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Re: 791 Latigo Canyon, Project # R2010-01797-(3) CUP 201000169

To whom it may concern:

I would like to voice my approval of a project coming before the Planning Commission, for a home to be built at 791 Latigo Canyon.

I understand that the project will not require any grading and it will be using an enhanced wastewater treatment system. The site is adequate in size and in shape to accommodate the yards, walls, fences, and parking; and it is serviced by public and private facilities.

Please approve the home at 791 Latigo Canyon.

Thank you for your consideration.

Signed: \_\_\_\_Jan Swift\_\_\_\_

## Travis Seawards

---

**From:** Wing Song [winggggsongggg@gmail.com]  
**Sent:** Tuesday, January 28, 2014 4:41 PM  
**To:** Travis Seawards  
**Subject:** Approval letter re: 791 Latigo Canyon, Project # R2010-01797-#(3) CUP201000169

Travis Seawards, Planner  
Los Angeles County Department Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Regarding: 791 Latigo Canyon, Project # R2010-01797-(3) CUP 201000169

To Whom it May Concern:

I understand that the project coming before the Planning Commission is for a home to be built at 791 Latigo Canyon.

I would like to voice my approval of this said project.

This home is well-designed; and it takes into consideration all of the natural and beautiful surroundings of the Santa Monica Mountains. Additionally, it is ecologically sensitive.

I further understand that it has already been approved by the Fire, Health & Safety, and Public Works agencies. For these reasons and more, I believe that this house will be a perfect addition to the surrounding homes and neighborhood.

Please approve the home at 791 Latigo Canyon.

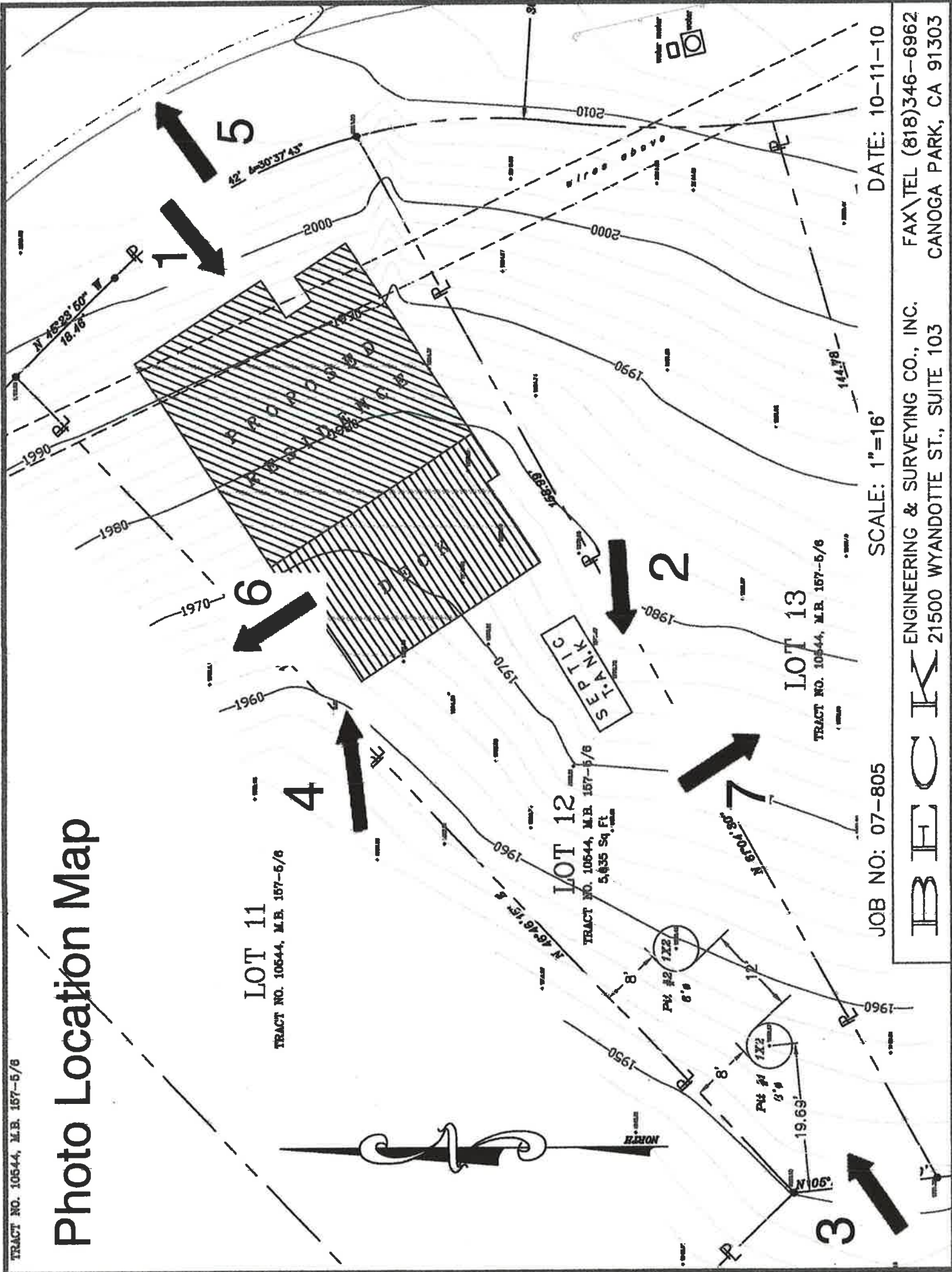
Sincerely,

Wing Song  
Malibu, CA 90265  
310-457-2065



TRACT NO. 10544, M.B. 157-5/6

# Photo Location Map



LOT 11

TRACT NO. 10544, M.B. 157-5/6

LOT 12

TRACT NO. 10544, M.B. 157-5/6  
5,835 Sq. Ft.

LOT 13

TRACT NO. 10544, M.B. 157-5/6

JOB NO: 07-805

SCALE: 1"=16'

DATE: 10-11-10

**BECK**

ENGINEERING & SURVEYING CO., INC.  
21500 WYANDOTTE ST., SUITE 103  
CANOGA PARK, CA 91303

FAX\TEL (818)346-6962  
CANOGA PARK, CA 91303



1



2

791 Latigo Cyn.





3



4

791 Latigo Cyn.



5



6

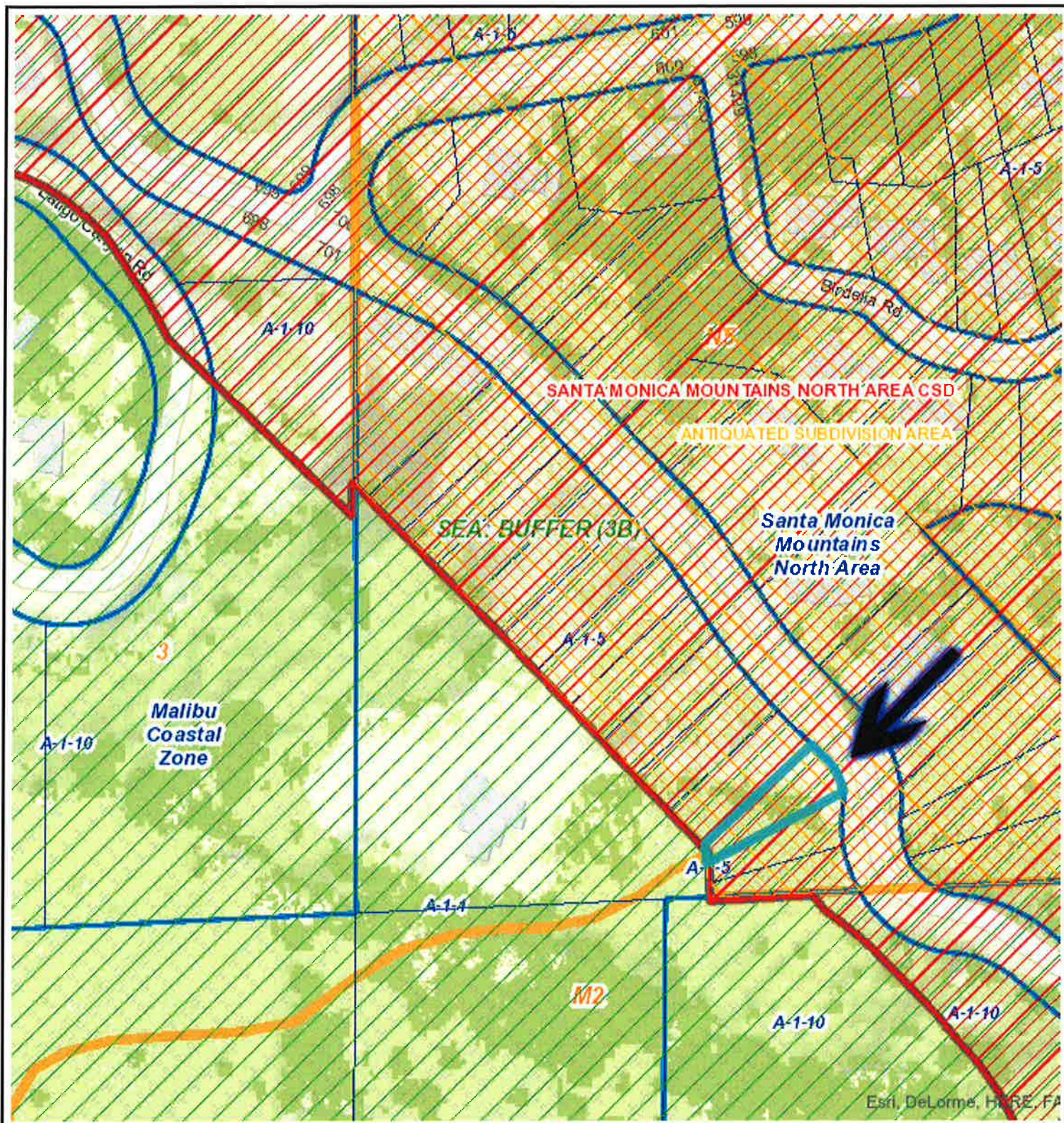
791 Latigo Cyn.





7





# Department of Regional Planning Project R2010-01797: 791 Latigo Canyon

Printed: Jan 22, 2014



0 200  
Feet

Copyright 2012 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

